

ORDINANCE NO.: 2009-036

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 1, Generally, Sec. 17-54 Rules of construction; interpretation of types of districts; Division 8, District Descriptions; Use and Dimensional Regulations, Sec. 17-231. Districts enumerated; Sec. 17-258 Table of permitted uses; Sec. 17-260. Warehousing (SIC 4227 and 424); Sec. 17-263. Retail trade (SIC 52-59); Sec. 17-265. Day care services (SIC 835); Sec. 17-275. Lot size, setback and height requirements; Sec. 17-282 Antennas; Sec. 17-283 Wireless communication facilities; 17-286 Motor vehicle, boat and recreation vehicle dealers; Sec. 17-287 Used merchandise stores; Sec. 17-288 Offices and clinics of other health practitioners including therapeutic massage; Sec. 17-290. Microbrewery; and to add Sec. 17-291 ID innovista design, Sec. 17-292 MX-2 mixed-use urban district; Sec. 17-293. Manufacturing (SIC 20-39); Division 9, Supplementary District Regulation to add Sec. 17-323. -ID innovista design district; Division 10, Off-Street Parking and Loading Facilities, Sec. 17-342 Number of parking spaces; Division 12, Signs, Sec. 17-406. Permitted signs, Article V, Historic Preservation and Architectural Review, Sec. 17-653 Design and development review commission; and Sec. 17-655 Administration;

BE IT ORDAINED by the Mayor and Council this 3rd day of June, 2009, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17,

**Sec. 17-54. Rules of construction; interpretation of types of districts**

- (a) *Words to have customary meanings.* The words and phrases used in this article shall have their customary meanings, or shall be defined as defined in a standard dictionary, except for the specific words and phrases as defined in this article.
- (b) *Tense.* The present tense includes the future tense.
- (c) *Number.* The singular number includes the plural number, and the plural number includes the singular number.
- (d) *Person.* The word "person" includes a firm, association, partnership, trust, company, corporation, or any other entity usually defined in legal usage as a person.
- (e) *Shall and may.* The word "shall" is mandatory; the word "may" is permissive.
- (f) *Used and occupied.* The word "used" or "occupied" includes the words "intended, designed or arranged to be used or occupied."
- (g) *Lot.* The word "lot" includes the words "plot or parcel."
- (h) *Structure.* The word "structure" includes the word "building."
- (i) *Interpretation of types of districts or zones.* Types of districts or zones, when used as a descriptive term for purposes of identifying certain circumstances in which particular regulations are applied (as, for example, ". . . when such parking lot is contiguous to a residential district . . .") are defined as follows:
- (1) Residential districts include:
    - a. D-1 development district;
    - b. RS-1, RS-1A, RS-2 and RS-3 single-family residential districts;
    - c. RD two-family residential district; and
    - d. RG-1, RG-1A, RG-2 and RG-3 general residential districts.
  - (2) Commercial districts include:
    - a. C-1 office and institutional district;
    - b. C-2 neighborhood commercial district;

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- c. C-3 general commercial district;
- d. C-4 central area commercial district:
- e. C-5 central business district;
- f. C-6 limited commercial district; and
- g. -MU multiple use district.
- h. MX-1 mixed-use corridor/neighborhood district.
- i. MX-2 mixed-use urban

(3) Industrial districts include:

- a. M-1 light industrial district; and
- b. M-2 heavy industrial district.

(4) Other districts not enumerated in this subsection shall be interpreted by the zoning administrator as being specifically residential, commercial or industrial, in any particular instance in keeping with the protective intent and purpose of this article as interpreted in the specific instance.

(j) *Interpretation of "contiguous" as applied to lots or districts.* The word "contiguous," as applied to lots or districts, shall be interpreted as meaning "sharing a common boundary of ten or more feet in length."

(k) *Interpretation of "on the premises of."* The phrase "on the premises of," as applied to accessory uses or structures, shall be interpreted to mean "on the same lot."

**Sec. 17-231. Districts enumerated.**

(a) For the purpose of promoting the health, safety, morals and general welfare of the city, and for other purposes as enumerated in division 1 of this article, the city is hereby divided into districts, as enumerated in this division, within which are regulated and restricted the erection, construction, reconstruction, alteration, repair or use of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes.

(b) The regulations in this article have been made with reasonable consideration of, among other things, the character of each district and its peculiar suitability for particular uses and with a view to encouraging the most appropriate use of land throughout the city.

(c) The regulations of this division shall apply uniformly to each class or kind of structure or land located within any of the following district classifications respectively:

- D-1 Development District
- RS-1 Single-Family Residential District
- RS-1A Single-Family Residential District
- RS-1B Single-Family Residential District
- RS-2 Single-Family Residential District
- RS-3 Single-Family Residential District
- RD Two-Family Residential District
- RG-1 General Residential District
- RG-1A General Residential District
- RG-2 General Residential District
- RG-3 Townhouse and High-Rise Residential District
- UTD Urban Transitional District
- C-1 Office and Institutional District

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- C-2 Neighborhood Commercial District
- C-3 General Commercial District
- C-3A General Commercial Overlay District
- C-4 Central Area Commercial District
- C-5 Central Business District
- C-6 Limited Commercial District
- MX-1 Mixed-Use Corridor/Neighborhood District
- MX-2 Mixed-Use Urban
- M-1 Light Industrial District
- M-2 Heavy Industrial District
- PUD-R Residential Planned Unit Development District
- PUD-C Commercial Planned Unit Development District
- MU Multiple Use Areas
- AP Airport Height Restrictive Area
- FW Floodway Area
- FP Floodplain Area
- DP Design and Preservation Area
- S Sign Designated Area
- DD Design/Development District
- PD Planned Development Area
- 5P Five Points Overlay District
- ID Innovista Design District

Sec. 17-258. Table of permitted uses.

Uses permitted in the general zoning districts shall be as set forth in table 1 and as modified by special provisions, exceptions and conditions contained elsewhere in this article.

- (1) Symbols used in table 1 are as follows:
  - a. "x" means that the indicated use is permitted in the indicated district.
  - b. "e" means that the indicated use is permitted in the indicated district, subject to the granting of a special exception by the board of zoning appeals.
  - c. "a" means that the indicated use is permitted as an accessory use in the indicated districts.
  - d. "a/e" means that the indicated use is permitted as an accessory use in indicated districts, but is also permitted in those districts as a principal use if approved by the board of zoning appeals as a special exception.
  - e. "n.e.c." means "not elsewhere covered" in the Standard Industrial Classification Coding Manual.
  - f. "n.r." means "no requirement."
  - g. "c" means that the indicated use is permitted in the indicated district, provided the owner and/or tenant complies with the associated conditions set forth in this article.
  - h. "o" means indicated use is permitted in the indicated district as office only.
  - i. "a/c" means that the indicated use is permitted as an accessory use in indicated districts, but is also permitted as a primary use provided the owner and/or tenant complied with the associated conditions set forth in this article.
- (2) Any use not permitted in a district is expressly prohibited.
- (3) In residential districts, the following uses are prohibited:
  - a. Storage in connection with a trade;
  - b. Storage or long term parking of commercial vehicles or industrial storage in excess of one day; and
  - c. Storage of building materials except in connection with active construction.
- (4) A section number following the use category means that the use is allowed but must meet the conditions and requirements set forth in the referenced section.
- (5) The zoning administrator may utilize the Standard Industrial Classification Manual to determine the appropriate classification of land use.

| Principal Uses                                |                                | D-1  | RS-1<br>RS-1A<br>RS-1B<br>RS-2<br>RS-3 | R-D | RG-1 | RG-1A | RG-2 | RG-3 | C-1 | C-2 | C-3 | C-3A | C-4 | C-5 | C-6 | M-1 | M-2 | UTD | MX-1 | MX-2 | Off-Street<br>Parking<br>Requirements |   |
|---|--------------------------------|--|--|-----|------|-------|------|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|------|---------------------------------------|---|
|   |                                |  |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |   |
| DIVISION A. AGRICULTURE, FORESTRY AND FISHING |                                |  |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |   |
| 1   | Agricultural production--Crops |  |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |   |
|   | 18                             | Horticultural specialties                    | x                                      |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | 2 spaces per acre and 1 space per 1,000 square feet of office and/or retail |
|   | 181                            | Ornamental floriculture and nursery products | x                                      |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |   |
|   | 182                            | Food crops grown within an enclosure         | x                                      |     |      |       |      |      |     |     |     |      |     |     |     |     | x   | x   |      |      |                                       |   |

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| Principal Uses                             |  | D-1 | RS-1 | RS-1A | RS-1B | RS-2 | RS-3 | C-1 | C-2 | C-3 | C-3A | C-4 | C-5 | C-6 | M-1 | M-2 | UTD | MX-1 | MX-2 | Off-Street Parking Requirements |                |
|--|--|-----|------|-------|-------|------|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|------|---------------------------------|----------------|
|  | 183 Aquaponics   |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 19 General farms, primarily crop                                   |     |      |       |       |      |      |     |     |     |      |     |     |     | a   | a   |     |      |      |                                 |                |
|  |  |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 | No requirement |
| 2  | Agricultural production--Livestock                                 |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
| 7  | Agricultural services (section 17-25b)                             |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 74 Veterinary services (section 17-25b)                            |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 741 With indoor kennels  |     |      |       |       |      |      | e   | e   | e   | e    |     |     |     |     |     |     |      |      |                                 |                |
|  | 742 With outdoor kennels   |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 78 Landscape and horticultural services                            |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 781 Landscape counseling and planning                              |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 782 Lawn and garden services                                       |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 783 Ornamental shrub and tree services                             |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
| 8  | Forestry   |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 9 Fishing, hunting and trapping                                    |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 91 Commercial fishing  |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 92 Fish hatcheries and preserves                                   |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 97 Hunting and trapping, and game propagation                      |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
| DIVISION B: MINING                         |  |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
| 14   | Mining and quarrying of nonmetallic minerals, except fuels         |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
| DIVISION C: CONSTRUCTION                   |  |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
| 15   | Building construction--General contractors and operative builders  |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
| 16   | Construction other than building construction--General contractors |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 151 Office only  |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 161 Office only  |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 17 Construction--Special trade contractors                         |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 171 Office only  |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
| DIVISION D: MANUFACTURING (section 17-293) |  |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 151 Office only  |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 161 Office only  |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 171 Office only  |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |
|  | 3 for each 1,000 square feet of gross floor area                   |     |      |       |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                 |                |

| Principal Uses   |   | D-1 | RS-1<br>RS-1A<br>RS-1B<br>RS-2<br>RS-3 | R-D | RG-1 | RG-1A | RG-2 | RG-3 | C-1 | C-2 | C-3 | C-3A | C-4 | C-5 | C-6 | M-1 | M-2 | UTD | MX-1 | MX-2 | Off-Street<br>Parking<br>Requirements              |
|--|---|-----|--|-----|------|-------|------|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|------|--|
| 20   | Food and kindred products   |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      | a/c  | 1.7 for each 1,000 square feet of gross floor area |
| 205  | Bakery products   |     |  |     |      |       |      |      |     |     | x   |      |     |     |     | x   | x   |     |      | a/c  |  |
| 206  | Microbrewery (section 17-290)   |     |  |     |      |       |      |      |     |     | c   |      |     |     |     | x   | x   |     | c    | c    |  |
| 21   | Tobacco products  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      |      |  |
| 22   | Textile mill products   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      | a/c  |  |
| 23   | Apparel and other finished products made from fabrics and similar materials                                   |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      | a/c  |  |
| 24   | Lumber and wood products, except furniture  |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      | a/c  | 3 for each 1,000 square feet of gross floor area   |
| 241  | Logging camps and logging contractors   | e   |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 25   | Furniture and fixtures  |     |  |     |      |       |      |      |     |     | e   |      | e   |     |     | x   | x   |     | e    | a/c  | 1.7 for each 1,000 square feet of gross floor area |
| 26   | Paper and allied products   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      | a/c  |  |
| 27   | Printing, publishing and allied industries  |     |  |     |      |       |      |      |     |     | x   |      | e   | e   |     | x   | x   |     | e    | a/c  |  |
| 28   | Chemicals and allied products   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      | a/c  |  |
| 29   | Petroleum refining and related industries   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      |      |  |
| 30   | Rubber and miscellaneous plastic products   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      | a/c  |  |
| 31   | Leather and leather products  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      |      |  |
| 32   | Stone, clay, glass and concrete products  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      | a/c  |  |
| 33   | Primary metal industries  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      | a/c  |  |
| 34   | Fabricated metal products, except machinery and transportation equipment                                      |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      | a/c  |  |
| 35   | Machinery, except electrical  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      | a/c  |  |
| 36   | Electrical and electronic machinery, equipment and supplies   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      | a/c  |  |
| 37   | Transportation and equipment  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      |      |  |
| 38   | Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      | a/c  |  |
| 39   | Manufacturing industries, not elsewhere classified  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      | a/c  |  |
| DIVISION E. TRANSPORTATION, COMMUNICATION, ELECTRIC, GAS AND SANITARY SERVICES |   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 40   | Railroad transportation   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      | e    | 1.7 for each 1,000 square feet of gross floor area |
| 401  | Railroads   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      | e    |  |
| 402  | Railway express service   |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      | e    |  |

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| Principal Uses |  | D-1 | RS-1<br>RS-1A<br>RS-1B<br>RS-2<br>RS-3 | R-D | RG-1 | RG-1A | RG-2 | RG-3 | C-1 | C-2 | C-3 | C-3A | C-4 | C-5 | C-6 | M-1 | M-2 | UTD | MX-1 | MX-2 | Off-Street<br>Parking<br>Requirements              |
|----------------|--|-----|--|-----|------|-------|------|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|------|--|
| 41             | Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation |     |  |     |      |       |      |      |     |     | e   |      | e   | e   |     | x   | x   |     | e    | e    |  |
| 42             | Motor freight transportation and warehousing   |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      |      |  |
| 421            | Trucking, local and long distance  |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      |      |  |
| 4212           | Local trucking without storage   |     |  |     |      |       |      |      |     |     | e   |      |     |     |     | x   | x   |     |      |      |  |
| 4214           | Local trucking with storage  |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      |      |  |
| 422            | Public warehousing   |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      |      |  |
| 4227           | Miniwarehouse (section 17-260)   |     |  |     |      |       |      |      |     |     | e   |      |     |     |     | x   |     |     |      |      |  |
| 423            | Terminal and joint terminal maintenance facilities for motor freight transportation  |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      |      | 4 for each 1,000 square feet of gross floor area   |
| 424            | Private commercial storage (section 17-260)  |     |  |     |      |       |      |      | a   | a   | x   |      | x   | a   | a   | x   | x   |     |      | x    | 1.7 for each 1,000 square feet of gross floor area |
| 43             | U.S. Postal Service  |     |  |     |      |       |      |      | e   | e   | e   | x    | e   | e   | e   | x   |     | e   | e    | e    | 4 for each 1,000 square feet of gross floor area   |
| 44             | Water transportation   |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      |      |  |
| 45             | Transportation by air  |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      |      | 1.7 for each 1,000 square feet of gross floor area |
| 46             | Pipelines  |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      |      |  |
| 47             | Transportation services  |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      |      | 1.7 for each 1,000 square feet of gross floor area |
| 472            | Arrangement of Transportation Services   |     |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   | x   | x   |     | x    | x    | 3 for each 1,000 square feet of gross floor area   |
| 48             | Communication  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 481            | Telephone communication (wire or radio)  |     |  |     |      |       |      |      |     |     | x   | x    | x   | x   |     | x   |     |     |      | x    | x  |
| 482            | Telegraph  |     |  |     |      |       |      |      |     |     | x   | x    |     |     |     | x   |     |     |      |      | x  |
| 483            | Radio and television broadcasting  |     |  |     |      |       |      |      |     |     | x   | x    | x   | x   | x   | x   | x   |     | e    | e    |  |
| 484            | Cable  |     |  |     |      |       |      |      |     | x   |     |      |     |     |     | x   |     |     |      |      | x  |
| 489            | Communication services, not elsewhere classified   |     |  |     |      |       |      |      |     |     | x   |      |     |     |     |     | x   | x   |      |      | 1.7 for each 1,000 square feet of gross floor area |
| 49             | Electric, gas and sanitary services  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 491            | Electric substations   | e   | e                                      | e   | e    | e     | e    | e    | e   | e   | e   | e    | e   | e   | e   | x   | x   | x   | e    | e    | 1.7 for each 1,000 square feet of gross floor area |
| 492            | Gas production and distribution  |     |  |     |      |       |      |      |     |     |     |      |     |     |     | e   | x   |     |      |      |  |
| 493            | Combination electric and gas, and other utility services   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     | x   |      |      |  |

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| Principal Uses                                   |  | D-1 | RS-1<br>RS-1A<br>RS-1B<br>RS-2<br>RS-3 | R-D | RG-1 | RG-1A | RG-2 | RG-3 | C-1 | C-2 | C-3 | C-3A | C-4 | C-5 | C-6 | M-1 | M-2 | UTD | MX-1 | MX-2 | Off-Street<br>Parking<br>Requirements              |
|--|--|-----|--|-----|------|-------|------|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|------|--|
| 494  | Water supply (section 17-258)  | x   | x                                      | x   | x    | x     | x    | x    | x   | x   | x   | x    | x   | x   | x   | x   | x   | x   | x    | x    |  |
| 495  | Sanitary services  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 4952   | Sewerage systems (section 17-259)  | x   | x                                      | x   | x    | x     | x    | x    | x   | x   | x   | x    | x   | x   | x   | x   | x   | x   | x    | x    |  |
| 4953   | Refuse systems   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      |      |  |
| <b>DIVISION F. WHOLESALE TRADE</b>               |  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 50   | Wholesale trade--Durable goods   |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      |      |  |
| 501  | Motor vehicles and automotive parts and supplies                                 |     |  |     |      |       |      |      |     |     | e   |      |     |     |     | x   | x   |     |      |      | 1.7 for each 1,000 square feet of gross floor area |
| 5093   | Scrap  |     |  |     |      |       |      |      |     |     |     |      |     |     |     | e   | e   |     |      |      |  |
| 51   | Wholesale trade--Nondurable goods  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 511  | Paper and paper products   |     |  |     |      |       |      |      |     |     | e   |      |     |     |     | x   | x   |     |      |      |  |
| 512  | Drugs, drug proprietaries and druggists' sundries                                |     |  |     |      |       |      |      |     |     | e   |      |     |     |     |     | x   |     |      |      |  |
| 513  | Apparel--Goods and notions   |     |  |     |      |       |      |      |     |     | e   |      |     |     |     | x   | x   |     |      |      | 1.7 for each 1,000 square feet of gross floor area |
| 514  | Groceries and related products   |     |  |     |      |       |      |      |     |     | e   |      |     |     |     | x   | x   |     |      |      |  |
| 515  | Farm products--Raw materials   |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      |      |  |
| 516  | Chemicals and allied products  |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      |      |  |
| 517  | Petroleum and petroleum products   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 5171   | Petroleum bulk stations and terminals  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      |      | 1.7 for each 1,000 square feet of gross floor area |
| 5172   | Petroleum and petroleum products wholesalers, except bulk stations and terminals |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      |      | 1.7 for each 1,000 square feet of gross floor area |
| 518  | Beer, wine and distilled alcoholic beverages                                     |     |  |     |      |       |      |      |     |     |     |      |     |     |     | x   | x   |     |      |      |  |
| 519  | Miscellaneous nondurable goods   |     |  |     |      |       |      |      |     |     | e   |      |     |     |     | x   | x   |     |      |      |  |
| <b>DIVISION G. RETAIL TRADE (section 17-260)</b> |  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 52   | Building materials, hardware, garden supply and mobile home dealers              |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 521  | Lumber and other building materials dealers                                      |     |  |     |      |       |      |      |     |     | e   |      |     |     |     | x   |     |     | e    |      | 1.7 for each 1,000 square feet of gross floor area |
| 523  | Paint, glass and wallpaper stores  |     |  |     |      |       |      |      |     | x   | x   | x    | x   | x   | x   | x   |     |     | x    | x    | 3.5 for each 1,000 square feet of gross floor area |
| 525  | Hardware stores  |     |  |     |      |       |      |      |     | x   | x   | x    | x   | x   | x   | x   |     |     | x    | x    | 3.5 for each 1,000 square feet of gross floor area |

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| Principal Uses  | D-1   | RS-1<br>RS-1A<br>RS-1B<br>RS-2<br>RS-3 | R-D | RG-1 | RG-1A | RG-2 | RG-3 | C-1 | C-2 | C-3 | C-3A | C-4 | C-5 | C-6 | M-1 | M-2 | UTD | MX-1 | MX-2 | Off-Street<br>Parking<br>Requirements              |
|---|---|--|-----|------|-------|------|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|------|--|
|   | 526 Retail nurseries, lawn and garden supply stores |  |     |      |       |      |      |     |     | x   | x    | x   |     |     | x   | x   |     |      | x    | x  |
| 527 Mobile home dealers                                     |   |  |     |      |       |      |      |     |     |     |      |     |     |     |     | x   |     |      |      | 3 for each 1,000 square feet of gross floor area   |
| 53 General merchandise stores                               |   |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 531 Department stores                                       |   |  |     |      |       |      |      |     | x   | x   | x    | x   | x   | x   |     |     |     | x    | x    | 3.5 for each 1,000 square feet of gross floor area |
| 533 Variety stores  |   |  |     |      |       |      |      |     | x   | x   | x    | x   | x   | x   |     |     |     | x    | x    | 3.5 for each 1,000 square feet of gross floor area |
| 539 Miscellaneous general merchandise stores                |   |  |     |      |       |      |      |     | x   | x   | x    | x   | x   | x   |     |     |     | x    | x    | 3.5 for each 1,000 square feet of gross floor area |
| 54 Food stores  |   |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 541 Grocery stores  |   |  |     |      |       |      |      |     | x   | x   | x    | x   | x   | x   | x   |     |     | x    | x    | 3.5 for each 1,000 square feet of gross floor area |
| 543 Fruit stores and vegetable markets                      |   |  |     |      |       |      |      |     |     | x   | x    |     |     |     | x   |     |     | x    | x    | 3.5 for each 1,000 square feet of gross floor area |
| 546 Retail bakeries   |   |  |     |      |       |      |      |     | x   | x   | x    | x   | x   | x   |     |     |     | x    | x    | 3.5 for each 1,000 square feet of gross floor area |
| 549 Miscellaneous   |   |  |     |      |       |      |      |     | x   | x   |      | x   | x   | x   |     |     |     | x    | x    | 3 for each 1,000 square feet of gross floor area   |
| 55 Automotive dealers and gasoline service stations         |   |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 551 Motor vehicle dealers (new and used) (17-286)           |   |  |     |      |       |      |      |     |     |     |      | x   |     |     | x   |     |     | c    | c    | 3 for each 1,000 square feet of gross floor area   |
| 552 Motor vehicle dealers (used only) (17-286)              |   |  |     |      |       |      |      |     |     |     |      | x   |     |     | x   |     |     | c    | c    | 3.5 for each 1,000 square feet of gross floor area |
| 553 Auto and home supply stores (17-286)                    |   |  |     |      |       |      |      |     |     |     |      | x   | x   | x   | x   |     |     | c    | c    | 3.3 for each 1,000 square feet of gross floor area |
| 554 Gasoline service stations                               |   |  |     |      |       |      |      |     |     |     |      | e   | e   | e   | x   | x   |     | e    | e    | 3.5 for each 1,000 square feet of gross floor area |
| 555 Boat dealers (17-286)                                   |   |  |     |      |       |      |      |     |     |     |      |     |     |     | x   |     |     | c    | c    | 3.5 for each 1,000 square feet of gross floor area |
| 556 Recreational and utility trailer dealers (17-286)       |   |  |     |      |       |      |      |     |     |     |      |     |     |     | x   |     |     | c    | c    | 3.5 for each 1,000 square feet of gross floor area |
| 56 Apparel and accessory stores                             |   |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      | 3 for each 1,000 square feet of gross floor area   |
| 57 Furniture, home furnishings and equipment stores         |   |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      | 3 for each 1,000 square feet of gross floor area   |
| 58 Eating and drinking places                               |   |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 5812 Eating places  |   |  |     |      |       |      |      | a   | x   | x   | x    | x   | x   | x   | x   |     |     | x    | x    | 8 for each 1,000 square feet of gross floor area   |
| 5813 Drinking places (alcoholic beverages) (section 17-266) |   |  |     |      |       |      |      | e   | e   | e   | e    | x   | x   | e   | x   |     |     | e    | e    | 12 for each 1,000 square feet of gross floor area  |
| 59 Miscellaneous retail                                     |   |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 591 Drugstores and proprietary stores                       |   |  |     |      |       |      |      | a   | x   | x   | x    | x   | x   | x   | x   |     |     | x    | x    | 3.5 for each 1,000 square feet of gross floor area |

| Principal Uses   |   | D-1 | RS-1<br>RS-1A<br>RS-1B<br>RS-2<br>RS-3 | R-D | RG-1 | RG-1A | RG-2 | RG-3 | C-1 | C-2 | C-3 | C-3A | C-4 | C-5 | C-6 | M-1 | M-2 | UTD | MX-1 | MX-2 | Off-Street<br>Parking<br>Requirements              |  |
|--|---|-----|--|-----|------|-------|------|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|------|--|--|
| 592  | Liquor stores   |     |  |     |      |       |      |      | e   | x   | e   | x    | x   | x   | x   |     |     |     | x    | x    | gross floor area                                   |  |
| 5931   | Used merchandise stores with weapons  |     |  |     |      |       |      |      |     | e   | e   | e    | e   | e   | e   | e   |     |     | e    | e    |  |  |
| 5932   | Used merchandise stores without weapons (17-287)  |     |  |     |      |       |      |      |     | c   | c   | c    | c   | c   | c   | c   |     |     | c    | c    |  |  |
| 5933   | Pawn shops  |     |  |     |      |       |      |      |     | e   | e   | e    | e   | e   | e   | e   |     |     | e    | e    |  |  |
| 594  | Miscellaneous shopping goods stores   |     |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   | x   |     |     | x    | x    |  |  |
| 596 Non-store retailers                                  |   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |  |
| 5961   | Mail order house  |     |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   | x   |     |     | x    | x    | 3 for each 1,000 square feet of gross floor area   |  |
| 5962   | Automatic merchandising machine operators   |     |  |     |      |       |      |      |     |     | x   | x    |     |     |     | x   |     |     |      |      | 3 for each 1,000 square feet of gross floor area   |  |
| 598 Fuel and ice dealers                                 |   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |  |
| 5982   | Fuel and ice dealers, except fuel oil dealers and bottled gas dealers                       |     |  |     |      |       |      |      |     |     | x   |      | x   |     |     | x   |     |     |      |      | 3.5 for each 1,000 square feet of gross floor area |  |
| 5983   | Fuel oil dealers  |     |  |     |      |       |      |      |     |     | e   |      |     |     |     | x   | x   |     |      |      | 1.7 for each 1,000 square feet of gross floor area |  |
| 5984   | Liquefied petroleum gas (bottled gas) dealers   |     |  |     |      |       |      |      |     |     | e   |      |     |     |     | x   | x   |     |      |      |  |  |
| 599 Retail stores, not elsewhere classified              |   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |  |
| 5992   | Florist   |     |  |     |      |       |      |      | e   | x   | x   | x    | x   | x   | x   | x   |     |     | x    | x    | 3.5 for each 1,000 square feet of gross floor area |  |
| 5993   | Cigar store and stands  |     |  |     |      |       |      |      | e   | x   | x   | x    | x   | x   | x   | x   |     |     | x    | x    |  |  |
| 5994   | News dealers and newsstands   |     |  |     |      |       |      |      | e   | x   | x   | x    | x   | x   | x   | x   |     |     | x    | x    |  |  |
| 5999   | Miscellaneous retail stores, not elsewhere classified                                       |     |  |     |      |       |      |      | e   | x   | x   | x    | x   | x   | x   | x   |     |     | x    | x    |  |  |
| DIVISION H. FINANCE, INSURANCE AND REAL ESTATE (60-67)   |   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |  |
| 6141   | Non-depository personal credit institutions (pay day loan and/or title loan establishments) |     |  |     |      |       |      |      | e   | e   | e   | e    | e   | e   | e   | e   | e   | e   |      |      | 3 for each 1,000 square feet of gross floor area   |  |
| 6553   | Cemetery subdividers and developers   | e   | e                                      | e   | e    | e     | e    | e    | x   | x   | x   | x    | x   | x   | x   | x   | x   | x   | x    | o    | o  |  |
| DIVISION I. SERVICES                                     |   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |  |
| 70 Hotels, roominghouses, camps and other lodging places |   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |  |
| 701  | Hotels, motels and tourist courts   |     |  |     |      |       |      |      |     |     | x   | e    | x   | x   | x   |     |     |     | x    | x    | 1 for each bedroom                                 |  |

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| Principal Uses   | D-1                                | RS-1<br>RS-1A<br>RS-1B<br>RS-2<br>RS-3 | R-D | RG-1 | RG-1A | RG-2 | RG-3 | C-1 | C-2 | C-3 | C-3A | C-4 | C-5 | C-6 | M-1 | M-2 | UTD | MX-1 | MX-2 | Off-Street<br>Parking<br>Requirements              |
|--|------------------------------------|--|-----|------|-------|------|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|------|--|
|  | 701.1 Suite hotel (section 17-269) |  |     |      |       |      |      |     |     | e   | x    |     | x   | x   | x   | x   |     |      | x    | x  |
| 701.2 Bed and breakfast hotel (section 17-268)                       |                                    |  | e   |      |       |      |      | e   | e   | x   |      | x   | x   | x   | x   |     |     | x    | x    |  |
| 702 Roominghouses and boardinghouses                                 |                                    |  |     |      | e     |      |      | e   | e   |     |      |     |     |     |     |     |     |      |      |  |
| 703 Camps and trailering parks                                       | e                                  |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      | No requirements                                    |
| 704 Organization hotels and lodginghouses, on membership basis       |                                    |  |     |      | e     |      |      | x   | x   | x   |      | x   | x   | x   |     |     |     | x    | x    | 1 for each 3 beds                                  |
| 72 Personal services   |                                    |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 721 Laundry, cleaning and garment services                           |                                    |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 7211 Power laundries   |                                    |  |     |      |       |      |      |     |     | e   |      |     |     |     | x   | x   |     |      |      | 1.7 for each 1,000 square feet of gross floor area |
| 7212 Garment pressing and agents for laundries and dry cleaners      |                                    |  |     |      |       |      |      | e   | x   | x   | e    | x   | x   | x   | x   |     |     | x    |      |  |
| 7213 Linen supply  |                                    |  |     |      |       |      |      |     |     | x   |      | x   |     |     |     |     |     | o    | e    |  |
| 7214 Diaper service  |                                    |  |     |      |       |      |      |     |     | x   |      | x   |     |     |     |     |     | o    | o    |  |
| 7215 Coin-operated laundries and dry cleaning                        |                                    |  |     | a    | a     | a    | a    | e   | e   | x   | e    | x   | x   | x   | x   | x   |     | x    | x    | 3.5 for each 1,000 square feet of gross floor area |
| 7216 Dry cleaning plants, except rug cleaning                        |                                    |  |     |      |       |      |      |     |     |     |      |     | x   | x   |     |     |     |      |      | 1.7 for each 1,000 square feet of gross floor area |
| 7217 Carpet and upholstery cleaning                                  |                                    |  |     |      |       |      |      |     |     |     |      |     | x   | x   |     |     |     | o    | o    |  |
| 7218 Industrial laundries  |                                    |  |     |      |       |      |      |     |     |     |      |     |     | x   | x   |     |     |      |      |  |
| 7219 Laundry and garment services not elsewhere classified           |                                    |  |     |      |       |      |      |     |     | e   |      |     |     | x   | x   |     |     |      |      | 3.5 for each 1,000 square feet of gross floor area |
| 722 Photographic studios, portrait                                   |                                    |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   | x   |     | x   | x    | x    | 1.7 for each 1,000 square feet of gross floor area |
| 723 Beauty shops   |                                    |  |     |      |       |      |      | a   | e   | x   | x    | x   | x   | x   | x   |     |     | x    | x    | 2.5 per chair or basin sink                        |
| 724 Barbershops  |                                    |  |     |      |       |      |      | a   | e   | x   | x    | x   | x   | x   | x   |     |     | x    | x    |  |
| 725 Shoe repair shops, shoeshine parlors and hat cleaning shops      |                                    |  |     |      |       |      |      |     |     | x   | x    | x   | x   | x   | x   |     |     | x    | x    | 1 for each 300 square feet of gross floor area     |
| 726 Funeral service and crematories                                  |                                    |  |     |      |       |      |      | x   |     | x   | x    | x   | x   | x   |     |     |     | x    | x    | 5 plus 1 for each 2 seats of main assembly room    |
| 729 Miscellaneous personal services, except massage parlors and spas |                                    |  |     |      |       |      |      | e   | e   | x   |      | x   | x   | x   | x   |     |     | x    | x    |  |
| 7298 Body piercing facilities and tattoo establishments              |                                    |  |     |      |       |      |      |     |     | e   |      |     |     |     | e   |     |     |      |      | 3.5 for each 1,000 square feet of gross floor area |
| 7299 Massage parlors, spas   |                                    |  |     |      |       |      |      | e   | e   | e   | e    | e   | e   | e   |     |     |     |      |      |  |

| Principal Uses                                       |        | D-1   | RS-1<br>RS-1A<br>RS-1B<br>RS-2<br>RS-3 | R-D | RG-1 | RG-1A | RG-2 | RG-3 | C-1 | C-2 | C-3 | C-3A | C-4 | C-5 | C-6 | M-1 | M-2 | UTD | MX-1 | MX-2 | Off-Street<br>Parking<br>Requirements            |  |
|--|--------|---|--|-----|------|-------|------|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|------|--|--|
| <b>73 Business services</b>                          |        |   |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |  |
|  | 7311   | Advertising agencies  |  |     |      |       |      |      | x   | x   | x   |      | x   | x   | x   | x   |     | x   | x    | x    | 3 for each 1,000 square feet of gross floor area |  |
|  | 7312   | Outdoor advertising agencies  |  |     |      |       |      |      |     |     | e   |      |     |     |     |     |     |     | o    | o    |  |  |
|  | 732    | Consumer credit reporting agencies  |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   | x   |     |     |      | x    | x  | 3.5 for each 1,000 square feet of gross floor area |
|  | 7332   | Blueprinting and photocopying services (section 17-261)                                     |  |     |      |       |      |      | x   | x   | x   |      | x   | x   | x   | x   |     |     | x    | x    | x  |  |
|  | 7333   | Commercial photography, art and graphics  |  |     |      |       |      |      | x   | x   | x   |      | x   | x   | x   | x   |     |     | x    | x    | x  | 3 for each 1,000 square feet of gross floor area   |
|  | 7399   | Stenographic services and reproduction services not elsewhere classified                    |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   | x   |     |     |      | x    | x  |  |
| <b>734 Services to dwellings and other buildings</b> |        |   |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |  |
|  | 7342   | Disinfecting and extermination services   |  |     |      |       |      |      |     |     |     | x    | x   | x   |     |     |     |     |      | o    | o  | 3 for each 1,000 square feet of gross floor area   |
|  | 7349   | Cleaning and maintenance services to dwellings and other buildings not elsewhere classified |  |     |      |       |      |      |     |     |     | x    | x   | x   |     |     |     |     |      | o    | o  |  |
|  | 735    | Equipment rental and leasing services   |  |     |      |       |      |      |     |     |     | x    |     |     |     |     | x   | x   |      | c    | c  |  |
|  | 736    | Personal supply services  |  |     |      |       |      |      |     |     |     | x    | x   | x   | x   |     |     |     |      | x    | x  |  |
|  | 7361   | Employment agencies   |  |     |      |       |      |      |     |     |     | x    | x   | x   | x   |     |     |     |      | x    | x  |  |
|  | 7362   | Temporary help supply services  |  |     |      |       |      |      | x   | x   | x   |      | x   | x   | x   |     |     |     |      | x    | x  |  |
|  | 737    | Computer and data processing services   |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   |     |     |     |     |      | x    | x  | x  |
| <b>738 Miscellaneous business services</b>           |        |   |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |  |
|  | 7381   | Detective agencies and protective services  |  |     |      |       |      |      | e   |     |     | x    | x   | x   | x   | x   |     |     | e    | x    | x  | 3 for each 1,000 square feet of gross floor area   |
|  | 7384   | Photofinishing laboratories   |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      | x    | x  | 1.7 for each 1,000 square feet of gross floor area |
|  | 7389   | Miscellaneous   |  |     |      |       |      |      |     |     |     | x    | x   |     |     |     |     |     |      | x    | x  |  |
|  | 7399   | Business services not elsewhere classified  |  |     |      |       |      |      | e   |     |     |      | x   | x   |     |     |     |     |      | x    | x  | 3 for each 1,000 square feet of gross floor area   |
|  | 7399.1 | Recycling centers (see section 17-270)  |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      | e    | e  |  |
| <b>75 Automobile repair, services and garages</b>    |        |   |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |  |

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| Principal Uses |  | D-1 | RS-1<br>RS-1A<br>RS-1B<br>RS-2<br>RS-3 | R-D | RG-1 | RG-1A | RG-2 | RG-3 | C-1 | C-2 | C-3 | C-3A | C-4 | C-5 | C-6 | M-1 | M-2 | UTD | MX-1 | MX-2 | Off-Street<br>Parking<br>Requirements |  |
|----------------|--|-----|--|-----|------|-------|------|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|------|---------------------------------------|--|
| 751            | Automobile rental and leasing without drivers                    |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |  |
|                | 7512 Passenger car rental and leasing without drivers            |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | 3 for each 1,000 square feet of gross floor area   |
|                | 7513 Truck rental and leasing without drivers                    |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | 3 for each 1,000 square feet of gross floor area   |
|                | 7519 Utility trailer and recreational vehicle rental             |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | 3 for each 1,000 square feet of gross floor area   |
| 752            | Automobile parking   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |  |
|                | 7523 Parking lots  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | No requirements  |
|                | 7525 Parking structures  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | No requirements  |
| 753            | Automotive repair shops  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | 3.3 for each 1,000 square feet of gross floor area   |
| 754            | Automotive services, except repair                               |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |  |
|                | 7542 Carwashes   |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | 3.3 for each 1,000 square feet of gross floor area   |
|                | 7549 Automotive services, except repair and carwashes            |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | 3.3 for each 1,000 square feet of gross floor area   |
| 76             | Miscellaneous repair services                                    |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |  |
| 762            | Electrical repair shops  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |  |
|                | 7621 Radio and mobile telephone installation shops               |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | 3.3 for each 1,000 square feet of gross floor area   |
|                | 7622 Radio and television repair shops                           |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | 3.3 for each 1,000 square feet of gross floor area   |
|                | 7623 Refrigeration and air conditioning service and repair shops |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | 3.3 for each 1,000 square feet of gross floor area   |
|                | 763 Watch, clock and jewelry repair                              |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |  |
|                | 764 Reupholstery and furniture repair                            |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |  |
| 769            | Miscellaneous repair shops and related services                  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |  |
|                | 7692 Welding repair  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | 3.3 for each 1,000 square feet of gross floor area   |
|                | 7699 Repair shops, not otherwise classified                      |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | 3.3 for each 1,000 square feet of gross floor area   |
| 78             | Motion pictures  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |  |
|                | 781 Motion picture production                                    |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | 1 for each 5 seats in the main auditorium or 1 for each 50 square feet of space used for seating |
|                | 7832 Motion picture theaters except drive-in                     |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       | 1 for each 5 seats in the main auditorium or 1 for each 50 square feet of space used for seating |

| Principal Uses  |        |  | D-1 | RS-1<br>RS-1A<br>RS-1B<br>RS-2<br>RS-3 | R-D | RG-1 | RG-1A | RG-2 | RG-3 | C-1 | C-2 | C-3 | C-3A | C-4 | C-5 | C-6 | M-1 | M-2 | UTD | MX-1 | MX-2 | Off-Street<br>Parking<br>Requirements |   |                 |
|---|--------|--|-----|--|-----|------|-------|------|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|------|---------------------------------------|---|-----------------|
|   | 7833   | Drive-in motion picture theaters   |     |  |     |      |       |      |      |     |     | e   |      |     |     |     | e   |     |     |      |      |                                       | No requirements   |                 |
| 79 Amusement and recreation services except motion pictures |        |  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |   |                 |
|   | 791    | Dance studios and schools  |     |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   | x   |     | x   | x    | x    |                                       | 5 for each 1,000 square feet of gross floor area                          |                 |
|   | 793    | Bowling alleys and billiard and pool establishments  |     |  |     |      |       |      |      |     | e   | x   |      | x   | x   |     | x   |     |     | x    | x    |                                       | 5 for each bowling lane or 1 for each 200 square feet of gross floor area |                 |
| 794 Commercial sports                                       |        |  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |   |                 |
|   | 7941   | Professional sports clubs and promoters  |     |  |     |      |       |      |      |     |     | x   |      | x   | x   |     | x   |     |     |      |      |                                       | 3 for each 1,000 square feet of gross floor area                          |                 |
|   | 7948   | Racing including track operation   |     |  |     |      |       |      |      |     |     | x   |      |     |     |     | x   |     |     |      |      |                                       | 1.5 for each 1,000 square feet of gross floor area                        |                 |
| 795 Civic sports and recreation                             |        |  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |   |                 |
|   | 7951   | Municipal or other public passive recreation facilities (parks, greenways, including administration facilities)                                | x   | x                                      | x   | x    | x     | x    | x    | x   | x   | x   | x    | x   | x   | x   | x   | x   | x   | x    | x    | x                                     |   | No requirements |
|   | 7952   | Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities) (Sec. 17-289). | c   | c                                      | c   | c    | c     | c    | c    | c   | c   | c   | c    | c   | c   | c   | c   | c   | c   | c    | c    | c                                     |   | No requirements |
| 799 Miscellaneous amusement and recreation services         |        |  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |   |                 |
|   | 7991   | Physical Fitness Facilities and Yoga Studios   |     |  |     |      |       |      |      | e   | x   | x   | x    | x   | x   | x   | x   |     | x   | x    | x    |                                       | 5 for each 1,000 square feet of gross floor area                          |                 |
|   | 7992   | Public golf courses  | e   | e                                      | e   | e    | e     | e    | e    | x   |     | x   |      |     |     |     | x   |     |     |      |      |                                       | 5 for each hole   |                 |
|   | 7993   | Coin-operated amusement devices  |     |  |     |      |       |      |      |     |     | x   |      | x   | x   | x   | x   |     |     |      | x    | x                                     | 5 for each 1,000 square feet of gross floor area                          |                 |
|   | 7996   | Amusement parks  |     |  |     |      |       |      |      |     |     | x   |      | x   | x   |     | x   |     |     |      |      |                                       | 1 for each 75 square feet of exhibit or amusement area                    |                 |
|   | 7997   | Membership sports and recreation clubs   | e   | e                                      | e   |      | e     | e    | e    | e   | e   | x   |      | x   | x   |     | x   |     |     |      | x    | x                                     | 5 for each 1,000 square feet of gross floor area                          |                 |
|   | 7999   | Amusement and recreation services not elsewhere classified   |     |  |     |      |       |      |      |     |     | x   |      | x   |     |     | x   |     |     |      | e    | e                                     |   |                 |
|   | 7999.1 | Bingo parlors  |     |  |     |      |       |      |      |     |     | e   |      | e   |     |     | e   |     |     |      |      |                                       |   |                 |
| 80 Health services  |        |  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |                                       |   |                 |
|   | 801    | Offices of physicians  |     |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   | x   |     | x   | x    | x    |                                       | 5 for each 1,000 square feet of   |                 |

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| Principal Uses |  | D-1 | RS-1 | R-D | RG-1 | RG-1A | RG-2 | RG-3 | C-1 | C-2 | C-3 | C-3A | C-4 | C-5 | C-6 | M-1 | M-2 | UTD | MX-1 | MX-2 | Off-Street Parking Requirements   |
|----------------|--|-----|------|-----|------|-------|------|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|------|---|
| 804            | Offices and Clinics of Other Health Practitioners including Therapeutic Massage (17-283) |     |      |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      | gross floor area  |
| 805            | Nursing and personal care facilities   |     |      |     | e    | e     | e    | e    | x   |     |     |      |     |     |     |     |     |     |      |      | 1 for each 6 beds   |
| 806            | Hospitals  |     |      |     |      |       |      |      | x   |     |     |      |     |     |     |     |     |     |      |      | 1 for each 2 beds (not including bassinets)   |
| 807            | Medical and dental laboratories  |     |      |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   | x   | x   | x   | x    | x    | 1.7 for each 1,000 square feet of gross floor area  |
| 81             | Legal services   |     |      |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   | x   | x   | x   | x    | x    | 3 for each 1,000 square feet of gross floor area  |
| 82             | Educational services   |     |      |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |   |
| 821            | Elementary and secondary schools   | e   | e    | e   | e    | e     | e    | e    | x   | x   | x   | x    | x   | x   | e   |     |     |     | e    | x    | 2 per classroom, plus 2 per office, plus 1 for every 5 seats in main auditorium               |
| 822            | Colleges, universities, professional schools and junior colleges                         |     |      |     |      |       |      |      | x   |     | x   | x    | x   | x   |     |     |     |     | x    | x    | 1 for each 5 seats in the main assembly hall plus 4 for each classroom plus 2 for each office |
| 823            | Libraries and information centers  | e   | e    | e   | e    | e     | e    | e    | x   | x   | x   | x    | x   | x   |     | e   |     |     | x    | x    | 3 for every 1,000 square feet of gross floor area   |
| 824            | Correspondence schools and vocational schools  |     |      |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |   |
| 8244           | Business and secretarial schools   |     |      |     |      |       |      |      | x   | e   | x   | x    | x   | x   |     |     |     |     | x    | x    | 1 for each 5 seats in the main assembly hall plus 4 for each classroom plus 2 for each office |
| 8249           | Vocational schools except vocational high schools not elsewhere classified               |     |      |     |      |       |      |      | x   |     | x   | x    | x   | x   |     |     |     |     | x    | x    |   |
| 83             | Social services  |     |      |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |   |
| 832            | Individual and family social services  |     |      |     |      |       |      |      | x   | x   | x   | x    | x   | x   |     |     |     |     | x    | x    | 3 for each 1,000 square feet of gross floor area  |
| 833            | Job training and vocational rehabilitation services                                      |     |      |     |      |       |      |      | x   | x   | x   | x    | x   | x   |     |     |     |     | x    | x    |   |
| 835            | Day care facilities (section 17-262)   | e   | e    | e   | e    | e     | e    | e    | e   | e   | e   | e    | e   | e   | e   | e   | e   | e   | e    | c    | 1 per every 4 students  |
| 836            | Residential care (section 17-263)  | e   | e    | e   | e    | e     | e    | e    | e   | e   | e   | e    | e   | e   | e   | e   | e   | e   | e    | e    | 1 per every 4 residents subject to state law  |
| 84             | Museums, art galleries, botanical and zoological gardens                                 |     |      |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |   |
| 841            | Museums and art galleries  |     |      |     |      |       |      |      | x   | e   | x   | x    | x   | x   | x   | x   | x   | x   | x    | x    | 3 for each 1,000 square feet of gross floor area  |



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| Principal Uses  |  | D-1 | RS-1<br>RS-1A<br>RS-1B<br>RS-2<br>RS-3 | R-D | RG-1 | RG-1A | RG-2 | RG-3 | C-1 | C-2 | C-3 | C-3A | C-4 | C-5 | C-6 | M-1 | M-2 | UTD | MX-1 | MX-2 | Off-Street<br>Parking<br>Requirements            |
|---|--|-----|--|-----|------|-------|------|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|------|------|--|
|   | 8811.4 Dormitories   |     |  |     |      |       |      |      | e   |     | e   |      | x   | x   |     |     |     |     | e    | x    | 1 for each bedroom                               |
|   | 8811.5 Fraternity and sorority houses                        |     |  |     | e    | e     | e    |      | e   |     | e   |      | e   | e   |     |     |     |     | e    | e    |  |
|   | 8811.6 Dormitories Private                                   |     |  |     |      |       |      | c    |     |     |     |      | c   | c   |     |     |     |     | c    |      |  |
| 89  | Miscellaneous services                                       |     |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   | x   |     | x   | x    | x    | 3 for each 1,000 square feet of gross floor area |
| <b>DIVISION J. PUBLIC ADMINISTRATION</b>                        |  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
| 91 Executive, legislative and general government except finance |  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
|   | 911 Executive offices  |     |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   |     |     |     | x    | x    | 3 for each 1,000 square feet of gross floor area |
|   | 912 Legislative bodies                                       |     |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   |     |     |     | x    | x    |  |
|   | 919 General government not elsewhere classified              |     |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   |     |     |     | x    | x    |  |
| 92 Justice, public order and safety                             |  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
|   | 921 Courts   |     |  |     |      |       |      |      | x   |     | x   | x    | x   | x   |     |     |     |     | x    | x    | 3 for each 1,000 square feet of gross floor area |
| 922 Public order and safety                                     |  |     |  |     |      |       |      |      |     |     |     |      |     |     |     |     |     |     |      |      |  |
|   | 9223 Correctional institutions                               |     |  |     |      |       |      |      |     |     | e   |      |     |     |     | e   | e   |     |      |      | 1 for each 6 inmates                             |
|   | 9224 Fire and Police protection                              | x   | x                                      | x   | x    | x     | x    | x    | x   | x   | x   | x    | x   | x   | x   | x   | x   |     | x    | x    | 1 for each employee on shift                     |
| 93  | Public finance, taxation and monetary policy                 |     |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   |     |     |     |      |      |  |
| 94  | Administration of human resources programs                   |     |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   |     |     |     |      |      | 3 for each 1,000 square feet of gross floor area |
| 95  | Administration of environmental quality and housing programs |     |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   |     |     |     |      |      |  |
| 96  | Administration of economic programs                          |     |  |     |      |       |      |      | x   | x   | x   | x    | x   | x   | x   |     |     |     |      |      |  |

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**Sec. 17-260. Warehousing (SIC 4227 and 424).**

(a) *Private commercial storage (SIC 424)*. Warehousing, or other storage of wares, is permitted in the various districts as follows:

(1) *C-1 and C-6 districts*. In C-1 and C-6 districts, warehousing is permitted as an accessory use not involving over 2,000 square feet of area;

(2) *C-2 districts*. In C-2 districts, warehousing is permitted as an accessory use not involving over 2,000 square feet of area, and as a special exception it may be permitted as an accessory use not involving over 3,000 square feet of area;

(3) *C-3, C-4, MX-1, and MX-2 districts*. In C-3, C-4, MX-1, and MX-2 districts, warehousing is allowed as a permitted principal use or as an accessory use not involving over 8,000 square feet of area, and as a special exception involving not over 12,000 square feet of area; and

(4) *C-5 district*. In the C-5 district, warehousing is a permitted accessory use, but it must not involve the storage of goods to be wholesaled in excess of 2,000 square feet of gross floorspace.

**Sec. 17-263. Retail trade (SIC 52-59).**

(a) *C-2 district*. In C-2 zoning districts, any retail trade activities must not occupy in excess of 5,000 square feet in area. Retail trade occupying between 5,000 and 10,000 square feet may be permitted as a special exception. Retail trade occupying in excess of 10,000 square feet is prohibited. Gasoline pumps may be added as an accessory use by special exception.

(b) *C-6 and MX-1 districts*. In C-6 and MX-1 zoning districts, all retail trade activities are allowed as a permitted use up to 10,000 square feet in area. Retail trade occupying more than 10,000 square feet may be allowed as a special exception by the board of zoning appeals.

(c) *MX-2 districts*. In MX-2 zoning districts any single retail trade shall not occupy a building footprint in excess of 30,000 square feet.

**Sec. 17-265. Day care services (SIC 835).**

Day care facilities may be allowed in various districts as outlined in this section. Day care facilities are permitted in all zoning districts as a special exception and as a conditional use in the MX-2 zoning district subject to the following conditions:

(1) *General requirements*. Before granting a special exception for establishment of a day care center or kindergarten, the board of zoning appeals shall receive a determination that the facility meets the requirements set forth in Rules and Regulations Relating to Licensing Day Care Facilities and Child Care Centers of the state department of social services.

(2) *Fencing*. A fenced play area of not less than 3,000 square feet shall be provided. The number of children in the fenced play area at any time shall not exceed the ratio of one child for every 150 square feet of fenced-in play area. No fence shall be less than four feet in height.

(3) *Loading and unloading*. An area adequate for loading and unloading of children to be accommodated shall be provided, and that area shall not be located within any public right-of-way.

(4) *Play equipment*. No play equipment shall be closer than 20 feet to any residential lot line.

(5) *Facilities, operation and maintenance*. Facilities, operation and maintenance shall meet requirements of the city board of health.

(6) *Additional conditions*. The board shall determine if additional safeguards and conditions are appropriate in order to protect children to be accommodated from detrimental characteristics of use of adjacent areas, or to protect adjacent uses from potentially incompatible characteristics arising from the day care centers.

**Sec. 17-275. Lot size, setback and height requirements.**

Lot, setback and height requirements shall comply with table 2 unless modified by special provisions, exceptions and conditions contained elsewhere in this article.

TABLE 2. SCHEDULE OF MAJOR HEIGHT AND AREA REQUIREMENTS

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| District | Minimum Lot Area per Unit<br>(square feet) |                            | Approximate<br>Maximum<br>Density<br>(units<br>per acre) | Minimum Yard Requirements<br>(feet) |      |        | Minimum<br>Lot<br>Width<br>(feet) | Maximum<br>Height<br>(feet) | Percent<br>Maximum<br>Lot<br>Coverage |
|----------|--|----------------------------|--|-------------------------------------|------|--------|-----------------------------------|-----------------------------|---------------------------------------|
|          | First<br>Unit                              | Each<br>Additional<br>Unit |  | Front                               | Rear | Side   |                                   |                             |                                       |
| D-1      | 40,000                                     | NA                         | 1.1  | 35                                  | 15   | 10     | 150                               | 40                          | 25                                    |
| RS-1     | 15,000                                     | NA                         |  | 35                                  | 15   | 8      | 90 h                              | 40                          | 30                                    |
| RS-1A    | 12,000                                     | NA                         | 3.6  | 35                                  | 15   | 6      | 75 h                              | 40                          | 30                                    |
| RS-1B    | 10,000                                     | NA                         | 4.4  | 25                                  | 10   | 5      | 60 h                              | 40                          | 30                                    |
| RS-2     | 8,500                                      | NA                         | 5.1  | 25                                  | 10   | 5      | 60 h                              | 40                          | 30                                    |
| RS-3     | 5,000                                      | NA                         | 8.7  | 20                                  | 10   | 5      | 50 h                              | 40                          | 30                                    |
| RD g     | 5,000                                      | 2,500 f                    | 5.8  | 25                                  | 10   | 5      | 50 h                              | 40                          | 50                                    |
| RG-1 g   | 5,000                                      | 5,000                      | 8.7  | 25                                  | 10   | 5      | 50 h                              | 40                          | 40                                    |
| RG-1A g  | 5,000                                      | 3,600                      | 11.7   | 25                                  | 10   | 5      | 50 h                              | 40                          | 40                                    |
| RG-2 g   | 5,000                                      | 2,500                      | 16.4   | 25                                  | 10   | 5      | 50 h                              | 40                          | 40                                    |
| RG-3 gj  | NA a                                       | NA                         | NA   | 25                                  | 25   | 25     | 150                               | 6x <sup>b</sup>             | 40                                    |
| C-1 g    | 5,000                                      | 2,500                      | 16.4   | 25                                  | 10   | 5      | NA h                              | 50 c                        | 50                                    |
| C-2      | NA   | NA                         | NA   | 25                                  | 10   | 0 or 3 | NA                                | 50 c                        | NA                                    |
| C-3      | NA   | NA                         | NA   | 25                                  | 10   | 0 or 3 | NA                                | 50 c                        | NA                                    |
| C-3A     | 0  | NA                         | 0  | 25                                  | 10   | 0 or 3 | 0                                 | 50                          | 50                                    |
| C-4      | NA   | NA                         | NA   | NA                                  | NA   | 0 or 3 | NA                                | NA                          | NA                                    |
| C-5      | NA   | NA                         | NA   | NA                                  | NA   | NA     | NA                                | NA                          | NA                                    |
| C-6      | NA   | NA                         | NA   | NA                                  | NA   | 0 or 3 | NA                                | 50 c                        | NA                                    |
| M-1      | NA   | NA                         | NA   | 25                                  | 0 e  | 0 d    | NA                                | 50 c                        | NA                                    |
| M-2      | NA   | NA                         | NA   | 25                                  | 0 e  | 0 d    | NA                                | 50 c                        | NA                                    |
| UTD      | 5,000                                      | NA                         | 8.7  | 25                                  | 10   | 5      | 50                                | 40                          | 30                                    |
| MX-1     | N/A  | N/A                        | N/A  | 0 – 10 <sup>k</sup>                 | N/A  | N/A    | N/A                               | 50'                         | N/A                                   |
| MX-2     | N/A  | N/A                        | N/A  | N/A <sup>l</sup>                    | N/A  | N/A    | N/A                               | N/A <sup>m</sup>            | N/A                                   |

Note: Detached single-family units shall require 5,000 square feet per unit and the density shall meet the same requirements for the first unit.

Footnotes:

<sup>a</sup> Minimum lot area for a high-rise residential development shall be one acre.

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b The height of a high-rise residential development shall not exceed six times the distance from the property line adjacent to the street to the face of the building.

c Buildings between the height of 50 and 75 feet may be allowed provided there is an increase of one foot in side, front and rear yards over the minimum requirements for each additional three feet in height.

d No side yard is required except that a landscaped buffer must be provided in accordance with this article.

e No rear yard is required except that a landscaped buffer must be provided in accordance with this article.

f A minimum lot area of 7,500 square feet is required for a duplex.

g Detached single-family dwellings shall be required to have 5,000 square feet per unit. The density shall meet the same requirements for the first unit.

h Residential lots shall have a minimum lot depth of 70 feet.

i Minimum lot area of 5,000 square feet is required for single-family units. Minimum yard requirement for single-family units is: rear--ten feet, and side--five feet.

j Principal structures shall be no more than ten feet from a front lot line.

k No required minimum front yard setback. Maximum front yard setback shall be 15 feet.

l The building façade of the floor located at or directly above 45 feet in height, shall be setback at least 8 feet from the main façade and the area created may be used for outdoor uses. This requirement may be waived for any area of the façade within 50 feet of a street corner.

**Sec. 17-282. Antennas.**

(a) In all zoning districts, any antenna of any height shall comply with all yard and setback requirements.

(b) In C-1, C-2, C-3, C-3A, C-4, C-5, C-6, UTD, M-1, M-2, MX-1, and MX-2 zoning districts, antennas may be placed at any location not visible from any adjacent public street. Antennas may be placed on top of a principal structure less than 30 feet in height provided that screening is provided with materials compatible with the principal structure at least equal in height to the antenna. Antennas may be placed on top of flat-roofed structures which exceed 30 feet in height. Antennas erected upon any pitched-roof structure, regardless of the height of the structure, must be screened with materials compatible with the principal structure, the screening to be not less than equal in height to the antenna. In these districts, dish type antenna measuring less than three feet in diameter may be placed at any location on a principal structure except for the building facade or any street-oriented side wall.

(c) In D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RG-1, RG-1A, RG-2 and RG-3 zoning districts, no antenna shall be permitted between the front of a principal structure and any adjacent public street, and in the case of corner lots, the side of a principal structure and the street. No dish type antenna more than 18 inches in diameter shall be placed on the roof or other portion of a building so as to be visible from any adjacent public street.

**Sec. 17-283. Wireless communication facilities.**

(a) *Intent.* It is the intent of this section to provide a definition of wireless communication facilities and to provide regulations for placement of them.

(b) *Definitions.* For the purposes of this section, the following words or phrases shall have the following meanings:

(1) *Co-location* means the placement of two or more provider's wireless communication antenna upon the same wireless communication facility.

(2) A *communication tower* is a guy-wire communication tower, a lattice communication tower, or a monopole communication tower only.

(3) *DDRC* is an abbreviation for "design development review commission".

(4) A *guy-wire communication tower* is a ground-mounted tower supported by guys extending from various points upon the tower to anchors at the base of the tower that supports wireless communication antenna.

(5) A *lattice communication tower* is a ground-mounted, many-legged, self-supporting tower created by the joining of structural members that supports wireless communication antenna.

(6) *Monopole communication tower* is a ground-mounted, pole-shaped, self-supporting tower that supports wireless communication antenna.

(7) A *stealth wireless communication facility* is a structure fabricated in a manner that aesthetically masks its appearance as a wireless communication facility, including but not limited to a flagpole, tree, light standard, and bell tower.

(8) A *support structure* is a structure that supports wireless communication antenna and/or an equipment building or cabinet including but not limited to an existing structure, guy-wire communication tower, lattice communication tower, a monopole communication tower, and stealth communication facility.

(9) *Wireless communication antenna* is the one or more components of a wireless communication facility that directly radiate and/or receive any signal related to AM, FM, two-way, private, and commercial-free radio services; to television services; to telephone, pager, and beeper services; and to data or internet services.

(10) An *equipment building or cabinet* is an accessory structure that contains equipment necessary for the proper operation of wireless communication antenna and in all other ways conforms to the definition of Accessory Building or Use within section 17-55.

(11) A *wireless communication facility* is the principal use that consists of a wireless communication antenna, support structure, and/or an equipment building or cabinet.

(12) *WCF* is an abbreviation for "wireless communication facility".

(c) *Districts where permitted, height, and setbacks.* WCFs may be located in accordance with, and built to a height outlined within, Table 3, "Permissibility of and Bulk Requirements for Wireless Communication Facilities According to Support Structure," except that:

(1) Where a new communication tower or a new stealth WCF would be visible from property listed within the National Register of Historic Places, the South Carolina State Historic Preservation Officer must issue a letter stating that the design would have no adverse effect before the zoning administrator or his or her designee shall issue a zoning permit;

(2) Where a new communication tower or a new stealth WCF would be visible from property listed within a locally designated architectural conservation district, historic commercial district, or landmark district, the DDRC must review and approve the design of the structure against the standards outlined within subsection (e) below before the zoning administrator or his or her designee shall issue a zoning permit;

(3) Where a new communication tower or a new stealth WCF would be visible from property designated as a local landmark, the DDRC must review and approve the design of the structure against the standards outlined within subsection

(e) below before the zoning administrator or his or her designee shall issue a zoning permit; and

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(4) Where the above sub-sections would require a "no adverse effect" letter from the State Historic Preservation Officer and review and approval by the DDRC, both requirements shall be fulfilled before the zoning administrator or his or her designee shall issue a zoning permit.

(5) Procedure to determine "visible." To determine whether or not a proposed WCF would be visible as the term is used within subsections (c)(1)—(3) above, apply a line of site six feet above grade from the property line of any property that would be within a 1,000-foot radius from the proposed WCF. To be certain, stealth WCFs are considered visible in totality even though the associated wireless communication antenna and/or equipment building or cabinet may not be easily discernable.

(6) Applicability of supplementary districts. Any permissibility, location, or height restrictions of a supplementary district located within Division 9 of this Article shall supersede Table 3, except for WCFs located within DD "Design Development" "5P" (Five Points), "ID" (Innovista Design) and DP "Design Preservation" areas which are included within Table 3.

(7) Expansion of nonconformity. Notwithstanding section 17-201 et seq., which regulates nonconformities, no WCF proposed upon an existing structure permitted in accordance with Table 3 shall be construed to expand or otherwise exacerbate an existing nonconformity.

(8) Stability of nonconforming structures. Notwithstanding section 17-201 et seq., which regulates nonconformities, where an applicant proposing to use an existing structure for a WCF provides documentation from a certified structural engineer that the existing structure cannot support the WCF, and where the existing structure does not comply with the use or bulk requirements (i.e. height, setbacks) of the zoning ordinance, the applicant may request a special exception from the board of zoning appeals to demolish the existing structure and rebuild it. To grant such a special exception, the board of zoning appeals shall find that the new structure is similar in all outwardly appearances to the original structure. To be certain, this provision does not negate any reviews and approvals that would otherwise be required by Table 3 of this section, and this provision does not authorize an increase in or additional height to the existing structure except as allowed within Table 3 of this section.

| <i>Support Structure<br/>(Number for Reference<br/>Only)</i>                    | <i>Zoning Districts</i>                    | <i>Permitted?</i>                                    | <i>Maximum<br/>Height in<br/>Feet</i> | <i>Minimum Setback<br/>from Single-family<br/>Residential<br/>Districts<br/>(See Note 1)</i> | <i>Minimum<br/>Setback from<br/>General<br/>Residential<br/>Districts<br/>(See Note 2)</i> | <i>Minimum<br/>Setback from<br/>Public ROW<br/>(See §17-283 (m))</i> |  |
|---|--|--|---------------------------------------|--|--|--|--|
| 1. New guy-wire<br>communication tower or<br>new lattice<br>communication tower | D-1, RS-1, RS-1A, RS-1B,<br>RS-2, RS-3, RD | No   |                                       |  | n/a  |  |  |
|   | RG-1, RG-1A, RG-1B, RG-2, RG-<br>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<br>structure height                               |  |
|   |  | By special exception and subject to §17-283<br>(d) 1 | 300'                                  | 500'   | 500'   | 1' for every 1' of<br>structure height                               |  |
| Any with DD, ID, 5P or DP<br>Appendage  | No   |  | n/a                                   |  |  |  |  |
| 2. New Monopole<br>Communication Tower  | D-1, RS-1, RS-1A, RS-1B,<br>RS-2, RS-3, RD | No   |                                       | n/a  |  |  |  |
|   | RG-1, RG-1A, RG-1B, RG-2, RG-<br>3, UTD    | No   |                                       | n/a  |  |  |  |
|   | C-1, C-2, C-3, C-3A, MX-1                  | By Special Exception,<br>Subject to §17-283 (d) 1    | 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'   |  |
|   | Any with DD, ID, 5P or DP<br>Appendage     | No   |                                       | n/a  |  |  |  |

| <i>Support Structure<br/>(Number for<br/>Reference Only)</i>            | <i>Zoning Districts</i>                    | <i>Permitted?</i>   | <i>Maximum<br/>Height in Feet</i>                                  | <i>Minimum<br/>Setback from<br/>Single-family<br/>Residential<br/>Districts<br/>(See Note 1)</i> | <i>Minimum<br/>Setback from<br/>General<br/>Residential<br/>Districts<br/>(See Note 2)</i> | <i>Minimum<br/>Setback from<br/>Public ROW<br/>(See §17-283 (m))</i> |
|---|--|---|--|--|--|--|
| 3. New LOW-PROFILE<br>stealth wireless<br>communication<br>facility     | D-1, RS-1, RS-1A, RS-1B,<br>RS-2, RS-3, RD | By special exception and subject to §17-283 (d) 1 and 2.  | 60'  | District minimum<br>yard setback<br>(See Note 3)   | District minimum<br>front yard setback<br>(see note 3)                                     |  |
|   | RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD        | By special exception and subject to §17-283 (d) 1 and 2   | 80'  |  |  |  |
|   | C-1, C-2, C-3, C-3A, MX-1                  | By special exception and subject to §17-283 (d) 1 and 2   | 100'<br>(see note 4)   |  |  |  |
|   | C-4, C-5, C-6, MX-2                        |   |  |  |  |  |
|   | M-1, M-2                                   |   |  |  |  |  |
|   | Any with DD, ID, 5P or DP<br>Appendage     | By special exception, subject to §17-283 (d) 1, and subject to review and approval by DDRC in accordance with §17-283 (e) | Same height and setback requirements as underlying zoning district |  |  |  |
| 4. New<br>HIGH-PROFILE<br>stealth wireless<br>communication<br>facility | D-1, RS-1, RS-1A, RS-1B,<br>RS-2, RS-3, RD | No  | n/a  |  |  | District minimum<br>front yard setback<br>(see note 3)               |
|   | RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD        | By special exception and subject to §17-283 (d) 1 and 2   | 180'   | 300'   | n/a  |  |
|   | C-1, C-2, C-3, C-3A, MX-1                  | By special exception and subject to §17-283 (d) 1 and 2   |  | 300'   | 150'   |  |
|   | C-4, C-5, C-6, MX-2                        |   |  | 150'   | 150'   |  |
|   | M-1, M-2                                   |   |  | 150'   | 150'   |  |
|   | Any with DD, ID, 5P or DP<br>Appendage     | By special exception, subject to §17-283 (d) 1, and subject to review and approval by DDRC in accordance with §17-283 (e) | Same height and setback requirements as underlying zoning district |  |  |  |

| <i>Support Structure<br/>(Number for<br/>Reference Only)</i>               | <i>Zoning Districts</i>  | <i>Permitted?</i>   | <i>Maximum<br/>Height in Feet</i>   | <i>Minimum<br/>Setback from<br/>Single-family<br/>Residential<br/>Districts<br/>(See Note 1)</i> | <i>Minimum Setback<br/>from General<br/>Residential<br/>Districts<br/>(See Note 2)</i> | <i>Minimum<br/>Setback from<br/>Public ROW<br/>(See §17-283 (m))</i> |
|--|--|---|---|--|--|--|
| 5. Existing structure<br>≤ 40' high and<br>increase or add<br>height ≤ 10' | D-1, RS-1, RS-1A, RS-1B,<br>RS-2, RS-3, RD   | By special exception and subject to §17-283<br>(d) 1 and 2  | Support<br>structure<br>≤ 10' above<br>height of<br>existing<br>structure | n/a  | 0'   |  |
|  | RG-1, RG-1A, RG-1B, RG-2, RG-3,<br>UTD   | By special exception and subject to<br>§17-283 (d) 1 and 2  |   |  |  |  |
|  | C-1, C-2, C-3, C-3A, MX-1  | Yes   |   |  |  |  |
|  | C-4, C-5, C-6, MX-2  |   |   |  |  |  |
|  | M-1, M-2   |   |   |  |  |  |
| Any with DD, ID, 5P or DP<br>Appendage                                     | Where underlying zoning district is "yes" or<br>"by special exception", DDRC approval also<br>required (§17-283 (e)) | Same height and setback requirements as underlying zoning district  |   |  |  |  |
| 6. Existing structure<br>> 40' high and<br>increase or add<br>height ≤ 10' | D-1, RS-1, RS-1A, RS-1B,<br>RS-2, RS-3, RD   | Yes for co-location upon existing<br>communication towers and no increase to<br>height of tower; all others by special<br>exception and subject to 17-283(d)(1) | Support<br>structure<br>≤ 10' above<br>height of<br>existing<br>structure | n/a  | 0'   |  |
|  | RG-1, RG-1A, RG-1B,<br>RG-2, RG-3, UTD   | Yes for co-location upon existing<br>communication towers and no increase to<br>height of tower; all others by special<br>exception and subject to 17-283(d)(1) |   |  |  |  |
|  | C-1, C-2, C-3, C-3A, MX-1  | Yes   |   |  |  |  |
|  | C-4, C-5, C-6, MX-2  |   |   |  |  |  |
|  | M-1, M-2   |   |   |  |  |  |
| Any with DD, ID, 5P or DP<br>Appendage                                     | Where underlying zoning district is "yes" or<br>"by special exception", DDRC approval also<br>required (§17-283 (e)) | Same height and setback Requirements as underlying zoning district  |   |  |  |  |

| <i>Support Structure<br/>(Number for<br/>Reference Only)</i>                         | <i>Zoning Districts</i>  | <i>Permitted?</i>  | <i>Maximum<br/>Height in Feet</i>   | <i>Minimum<br/>Setback from<br/>Single-family<br/>Residential<br/>Districts<br/>(See Note 1)</i> | <i>Minimum Setback<br/>from General<br/>Residential<br/>Districts<br/>(See Note 2)</i> | <i>Minimum<br/>Setback from<br/>Public ROW<br/>(See §17-283 (m))</i> |
|--|--|--|---|--|--|--|
| 7. Existing structure<br>≤ 40' High and<br>Increase or Add<br>Height > 10' and ≤ 20' | D-1, RS-1, RS-1A, RS-1B,<br>RS-2, RS-3, RD   | No   | n/a   |  |  |  |
|  | RG-1, RG-1A, RG-1B,<br>RG-2, RG-3, UTD   | By special exception and subject<br>to §17-283 (d) 1 and 2         | Support<br>structure<br>≤ 20' above<br>height of<br>existing<br>structure | n/a  | 0'   |  |
|  | C-1, C-2, C-3, C-3A, MX-1  | By special exception and subject<br>to 17-283(d)(1)                |   |  |  |  |
|  | C-4, C-5, C-6, MX-2  |  |   |  |  |  |
|  | M-1, M-2   |  |   |  |  |  |
| Any with DD, ID, 5P or DP<br>appendage   | Where underlying zoning district is "yes" or<br>"by special exception", DDRC approval also<br>required (§17-283 (e)) | Same height and setback requirements as underlying zoning district |   |  |  |  |
| 8. Existing structure<br>> 40' high and<br>increase or add height<br>> 10' and ≤ 20' | D-1, RS-1, RS-1A, RS-1B,<br>RS-2, RS-3, RD   | By special exception and subject<br>to §17-283 (d) 1 and 2         | Support<br>structure<br>≤ 20' above<br>height of<br>existing<br>structure | n/a  | 0'   |  |
|  | RG-1, RG-1A, RG-1B,<br>RG-2, RG-3, UTD   | By Special Exception and subject to §17-283<br>(d) 1 and 2         |   |  |  |  |
|  | C-1, C-2, C-3, C-3A, MX-1  | Yes  |   |  |  |  |
|  | C-4, C-5, C-6, MX-2  |  |   |  |  |  |
|  | M-1, M-2   |  |   |  |  |  |
| Any with DD, ID, 5P or DP<br>appendage   | Where underlying zoning district is "yes" or<br>"by special exception", DDRC approval also<br>required (§17-283 (e)) | Same height and setback requirements as underlying zoning district |   |  |  |  |

| <i>Support Structure<br/>(Number for<br/>Reference Only)</i>                | <i>Zoning Districts</i>  | <i>Permitted?</i>  | <i>Maximum<br/>Height</i>   | <i>Minimum<br/>Setback from<br/>Single-family<br/>Residential<br/>Districts<br/>(See Note 1)</i> | <i>Minimum<br/>Setback from<br/>General<br/>Residential<br/>Districts<br/>(See Note 2)</i> | <i>Minimum<br/>Setback from<br/>Public ROW<br/>(See §17-283 (m))</i> |
|---|--|--|---|--|--|--|
| 9. Existing structure<br>≤ 40' high and<br>increase or add height<br>> 20'  | D-1, RS-1, RS-1A, RS-1B,<br>RS-2, RS-3, RD   | No   |   |  | n/a  |  |
|   | RG-1, RG-1A, RG-1B,<br>RG-2, RG-3, UTD   | No   |   |  | n/a  |  |
|   | C-1, C-2, C-3, C-3A, MX-1  | By special exception and<br>subject to §17-283 (d) 1 and 2         | Support<br>structure<br>≤ 1 times the<br>height of<br>existing<br>structure | n/a  | 0'   |  |
|   | C-4, C-5, C-6, MX-2  |  |   |  |  |  |
|   | M-1, M-2   |  |   |  |  |  |
| Any with DD, ID, 5P or DP<br>Appendage                                      | Where underlying zoning district is "yes" or<br>"by special exception", DDRC approval also<br>required (§17-283 (e)) | Same height and setback requirements as underlying zoning district |   |  |  |  |
| 10. Existing structure ><br>40' High and<br>Increase or Add Height<br>> 20' | D-1, RS-1, RS-1A, RS-1B,<br>RS-2, RS-3, RD   | No   |   |  | n/a  |  |
|   | RG-1, RG-1A, RG-1B,<br>RG-2, RG-3, UTD   | By special exception and subject<br>to §17-283 (d) 1 and 2         | Support<br>structure<br>≤ 40' above<br>height of<br>existing<br>structure   | n/a  | 0'   |  |
|   | C-1, C-2, C-3, C-3A, MX-1  | By special exception and subject<br>to 17-283(d)(1)                |   |  |  |  |
|   | C-4, C-5, C-6, MX-2  |  |   |  |  |  |
|   | M-1, M-2   |  |   |  |  |  |
| Any with DD, ID, 5P or DP<br>appendage                                      | Where underlying zoning district is "yes" or<br>"by special exception", DDRC approval also<br>required (§17-283 (e)) | Same height and setback requirements as underlying zoning district |   |  |  |  |

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**Sec. 17-286. Motor Vehicle, Boat, Recreation Vehicle Dealers and Equipment Rental and Leasing Services.**

Motor vehicle dealers (new and used), Motor vehicle dealers (used only), Boat dealers, Auto and home supply stores, Recreational and Utility Trailer dealers and Equipment Rental and Leasing services are permitted in MX-1 and MX-2 districts subject to the following conditions:

No merchandise or equipment shall be displayed or stored outside the store.

**Sec. 17-287. Used merchandise stores.**

(a) Used Merchandise Stores are permitted in C-3, C-3A, C-4, C-5, C-6, MX-1, and MX-2 districts, subject to the following conditions:

- (1) No merchandise or equipment shall be displayed or stored outside the store;
- (2) If donations are accepted, merchandise shall only be received during normal business hours, and signs shall be posted alerting donors that donations are not accepted except during normal business hours,
- (3) No weapons or ammunition of any type, including knives, shall be sold, bartered, traded, or otherwise processed.

**Sec. 17-288 Offices and clinics of other health practitioners including therapeutic massage.**

(a) Offices And Clinics Of Other Health Practitioners including Therapeutic Massage are permitted in C-1, C-2, C-3, C-3A, C-4, C-5, C-6, MX-1, and MX-2 districts subject to the following conditions:

- (1) Massage Therapist must show proof of licensure through the SC Department of Labor, Licensing, and Regulation.

**Sec. 17-290. Microbrewery.**

(a) Microbreweries are permitted in C-3, MX-1, and MX-2 districts, subject to the following conditions:

- (1) No merchandise, barrels, or equipment shall be displayed or stored outside the store; and
- (2) Production of beer not to exceed one thousand (1,000) barrels or thirty-one thousand (31,000) gallons per year.

**Sec. 17-291. ID innovista design.**

The ID overlay district is intended to implement the general principles found in the Innovista Master Plan by encouraging a vibrant, mixed-use, pedestrian-oriented urban fabric along with parks and open space that will interconnect to the City Center and adjacent neighborhoods. Development within the ID area must comply with design guidelines adopted by City Council on MM/DD/YYYY, entitled "Innovista, Design Development Guidelines, April 2009." The boundaries are outlined on the official City of Columbia zoning map.

**Sec. 17-292. MX-2 mixed-use urban district.**

The MX-2 district is intended to accommodate the development of a wide range of commercial, research, residential, retail, and university uses in an urban mixed-use context. To promote development that exhibits the physical design characteristics of pedestrian-oriented streets, open space and parks, along with mixed uses and urban densities, the district provides flexibility from the conventional use and bulk requirements of other zoning districts. The intent of this article is that the MX-2 district classification be applied only within the urbanized region of the central business area.

**Sec. 17-293. Manufacturing (SIC 20-39).**

In MX-2 zoning districts, specified manufacturing uses are allowed as a permitted principle use up to 10,000 gross square feet in area. Manufacturing uses occupying more than 10,000 gross square feet may be allowed as a special exception by the board of zoning appeals.

**Sec. 17-323. -ID innovista design district**

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

(b) *Supplemental district regulations*

(1) *Building Height*: To provide appropriate buffer to adjacent residential and historic districts, the height limit for structures located within buffer areas identified on the map titled "District Boundaries" in the "Innovista District Design Guidelines April 2009" shall be 75 feet.

(2) *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 business for any sign located on the parcel.

(3) *Ground Floor Activity Zone*. Buildings with frontage on existing streets labeled as being a Groundfloor Activity Zone as shown on the map labeled "Ground Floor Activity Zones" in the "Innovista Design District Guidelines April 2009," shall have a minimum of 60 percent of the façade, not counting ingress and egress, programmed with one or more of the following uses: retail trade, eating and drinking places, hotels and other lodging places, beauty and barber shops, dance studios, physical fitness and yoga studios, museums and art galleries, educational services, lobby or other active accessory space for residential uses, retail operations of finance institutions (banks).

(4) *Permitted uses*. Notwithstanding the provisions in this chapter concerning non-conforming uses (§17-201 through §17-205), the following existing uses or structures may be expanded up to 20 percent of the gross floor area on the same lot of record.

- a. Manufacturing (SIC Division D)
- b. Wholesale trade (SIC Division F)

(5) *Credit for on-street parking*. The amount of required off-street parking shall be reduced by one off-street parking space for every on-street parking space adjacent to the development.

(6) *Maximum parking ratio*. Surface parking shall not exceed 110 percent of the minimum parking requirement for the subject land use(s) as established in Table 1 of Section 17-258 prior to any reductions permitted.

**Sec. 17-342 Number of parking spaces.**

(a) *Generally*. For each lot in any district except the C-5 central business district, the number of off-street parking spaces required under this division shall be as determined from table 1 of section 17-258. The spaces required will be rounded to the nearest whole number. For each lot in the MX-2 district, the number of off-street parking spaces required in Table 1 of Section 17-258 shall be reduced by 40 percent for all uses.

**Sec. 17-406. Permitted signs.**

**Residential Districts.** Signs are permitted in the D-1, RS-1, RS-1A, RS-2, RS-3, RD, RG-1, RG-1A, RG-2 and RG-3 districts subject to the following regulations:

(1) *Exempt signs*. Those signs excluded from regulation under the definition of "sign" in section 17-401 are permitted.

(2) *Temporary signs*. Temporary signs permitted in all districts as provided in section 17-405 shall be permitted.

(3) *Permanent subdivision signs*. Permanent signs displaying no information other than the name of the residential land subdivision in which they are located shall be permitted, provided that the signs do not exceed 20 square feet in area, do not encroach upon vision clearances established in sections 17-277 and 17-402, and are maintained in accordance with the provisions of section 17-403.

(4) *Group residential uses and nonresidential uses*. Signs relating to permitted group housing developments, mobile home parks, residential high-rise structures, and permitted nonresidential uses of a recreational, civic, charitable, fraternal, cultural, religious, educational, institutional, governmental and service nature, and not elsewhere regulated or specified, may be erected, subject to the following provisions:

a. *Size*. Such signs shall not exceed 20 square feet of display surface area per street frontage.

b. *Location*. Signs shall not exceed one sign per street frontage. If building-mounted, those signs shall be flat wall signs.

c. *Height*. If building-mounted, those signs shall not project above the roofline. If freestanding, those signs shall not exceed four feet above ground level when located in required front yards, or six feet above ground level when located elsewhere. All vision clearance established by sections 17-277 and 17-402 must be observed.

*Additional signs allowed.* In addition to those signs allowed under subsections (4) a, b and c of this section sign containing changeable copy related to activities or services conducted or offered on the premises may be erected per lot frontage, provided that the display surface area of such changeable copy does not exceed 20 square feet.

(5) *Advertising signs.* Advertising signs are prohibited in D-1, RS, RD and RG districts.

**Commercial Districts.** Signs are permitted in the C-1, C-2, C-3, C-4, C-5, C-6, UTD, MX-1, MX-2, M-1 and M-2 districts subject to the following provisions:

(1) *Signs permitted in residential districts.* Signs excluded from regulation by definition, temporary signs, home occupation signs, permanent subdivision signs, group residential use signs and nonresidential use signs shall be permitted as for residential districts; provided, however, that signs meeting the requirements in this section shall also be permitted and that the least restrictive requirements for either residential or nonresidential districts shall prevail in nonresidential districts.

(2) *Display surface area.*

a. The total maximum display surface area of all business signs shall not exceed the following number of square feet for any individual lot:

1. C-1, C-2, C-6, MX-1, UTD: 150 square feet: plus 1 square foot for each linear foot of building frontage with a principal entrance in excess of 150 feet. The maximum display surface of all signs on one wall shall not exceed 15 percent of the wall to which it is attached. No single freestanding sign shall exceed 100 square feet.

2. C-3, C-4, C-5, MX-2: 300 square feet: plus 2 square feet for each linear foot of building frontage with a principal entrance in excess of 150 feet. The maximum display surface area of all signs on one wall shall not exceed 20 percent of the wall to which the sign is attached. No single freestanding sign shall exceed 150 square feet.

3. M-1, M-2: 500 square feet: plus 1.5 square feet for each linear foot of building frontage with a principal entrance in excess of 500 feet. The maximum display surface area of all signs on one wall shall not exceed 20 percent of the wall to which the sign is attached. No single freestanding sign shall exceed 200 square feet.

b. Only one side of a double-faced sign shall be considered in computing allowable display surface area.

c. Notwithstanding the provisions of paragraph 2(a) of this section, in C-4 C-5, and MX-2 districts, wall signs exceeding 300 square feet may be installed subject to the following restrictions: for wall signs installed on a building floor level or story five or more levels above grade, the maximum display surface area may be increased by 30 square feet for each floor level in excess of five levels to the level of the site of the sign, up to a maximum sign size of 600 square feet per building face; the total display surface area of all such signs shall not exceed 1,200 square feet for any building; the total display surface area of all wall signs shall not exceed 20 percent of the total exterior surface wall area of the individual building.

d. Signs may contain changeable copy provided the copy shall remain fixed for a period of six seconds between changes.

e. Where the changeable copy consists of light emitting diodes (LEDs), incandescent or low-voltage lamps or bulbs, or cathode ray tubes (CRTs), the actual change between sign copy shall be instant. Where copy changes by an automated other than those processes listed above (e.g. rotating panels, slats, or discs), the actual change between sign copy shall be accomplished within two seconds or less.

(3) *Number of signs.*

a. No more than the following number of signs shall be permitted for each street frontage for each business located on a lot:

1. C-1, C-2, C-6, MX-1, MX-2: Three total signs, only one freestanding sign.

2. C-3, C-4, C-5: Four total signs, only one freestanding sign.

3. M-1, M-2: Four total signs, only one freestanding sign.

4. UTD: Three total signs, only one freestanding sign (non-illuminated), and no portable signs.

5. C-3A: Three total signs, only one freestanding sign, and no portable signs.

Mobile signs used as business or advertising signs shall be subject to this subsection (3)a.

b. In addition to the signs permitted under subsection (3)(a) of this section, one portable sign shall be permitted for each street frontage.

c. In addition to the signs permitted under subsections (3)a and b of this section, one sign not exceeding five square feet in area and located over the doorway to each service bay of a service station identifying the service provided therein shall be permitted.

d. All signs permitted by subsections (3) a, b and c of this section shall be subject to inclusion within the limitations upon display surface area.

e. Only one side of a double-faced sign shall be considered when computing the number of signs.

(4) *Location.*

a. Vision clearance. No sign shall encroach upon vision clearance as established in sections 17-277 and 17-402.

b. Location in front yard setback. Signs may be located within front yard setbacks as provided by section 17-402.

c. Wall signs. Wall signs may be located anywhere on any wall of a building.

d. *Projecting signs.* Projecting signs may project over public rights-of-way only where front yards of less than five feet in depth are provided, subject to the following regulations:

1. Such signs shall not extend more than two-thirds of the distance between the building and the curblin e or nearest edge of the street surface, whichever is least.

2. No portion of any such sign shall be less than 12 feet above the surface of the street right-of-way.

3. If the front yard provided is increased by any means to exceed five feet, any such sign projecting over any public right-of-way shall be removed.

e. *Signs on marquees or canopies.* Signs on marquees or canopies projecting into a public right-of-way are subject to the provisions concerning projecting signs in subsection (4)d of this section, except that the length of projection in no case shall exceed the length of projection of the marquee or canopy to which they are attached, and further provided that such signs may not extend more than 24 inches below or more than four feet above the marquee or canopy to which they are attached.

f. *Freestanding signs.* Freestanding signs may be located within required front yard setbacks as provided by sections 17-402 and 17-277; however, no part of any freestanding sign or its supporting structure shall extend beyond a property line of the lot on which it is located.

g. *Location near residential district.* No sign within a commercial or industrial district shall be erected within ten feet from any residential district boundary line unless such sign would meet the sign requirements for nonresidential uses permitted within the residential district to which it is adjacent.

(5) *Height.*

a. *Freestanding signs.* No part of any freestanding sign or its supporting structure may exceed the following height:

1. C-1, C-2, C-3A, C-6, MX-2: 15 feet.
2. C-3, C-4, C-5: 35 feet.
3. M-1, M-2: 50 feet.
4. UTD, MX-1: Four feet.

b. *Projecting signs.* No projecting sign shall project more than 20 feet above the highest point of the roof of the structure to which it is attached.

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(6) *Political campaign signs.* Signs announcing candidates seeking public office or relating to any election or public referendum shall be permitted in all zoning districts of the city, in addition to other permitted signs in any particular zoning district, subject to the following provisions:

- a. These signs shall be confined wholly to placement on private property;
- b. These signs shall be removed within seven days after the election or referendum for which they were prepared has been decided; and
- c. Signs located in required front yards must comply with sections 17-402 and 17-277.

(7) *Group commercial development.* Planning Commission may approve, as a part of or an amendment to a site-specific development plan, a freestanding sign for advertisement of multiple businesses located within the development. This may contain businesses located on the same lot as well as to businesses located on a different lot but within the development, provided:

- (1) The lot or lots are contiguous with one another and constitute a cohesive development;
- (2) Only one freestanding sign per street frontage is permitted regardless of the number of lots in the development;
- (3) The display surface area shall not exceed that allowed under §17-407(2);
- (4) In C-3 districts, if only one freestanding sign is used for the group development regardless of the number of street frontages, the height of that sign may be increased to 55 feet.

(8) *Interstate highway signage.* In addition to the signage permitted in this section, parcels in C-3, M-1, and M-2 districts that are contiguous to an interstate highway are permitted the following allowances:

- (1) *Height.* One of the permitted freestanding signs may be 75 feet in height provided the sign is more than 200 feet from a lot zoned residentially and located along the lot line contiguous to the Interstate Highway.
- (2) *Size.* The total allowable display surface area may be increased by 25percent and one freestanding sign may be 300 square feet provided it is located along the lot line contiguous to the Interstate Highway.

**PUD-R and PUD-C Districts.** No specific regulations are imposed upon signs located in PUD-R and PUD-C districts. However, it is the intent of this article that signs within PUD-R and PUD-C districts be appropriate for the locations in which they are established, and that regulations governing the display surface area, number, location and height of signs should be generally followed as for the least restrictive zone related to site size of the development, as set forth in section 17-305.

#### **Sec. 17-653. Design and development review commission.**

(a) *Established.* There is hereby created a board of architectural review pursuant to S.C. Code 1976, § 6-29-890, which shall be known as the Columbia Design and Development Review Commission (referred to in this article as the "DDRC" or the "commission"), which shall serve the functions and in the capacities set forth in this Code.

(b) *Purpose and duties.* The purposes of the commission shall be as follows:

- (1) Advise the city council upon the designation of landmarks, landmark districts, architectural conservation districts, and protection areas.
- (2) Carry out those regulatory duties relating to subsection (b)(1) of this section as set forth in this section.
- (3) Plan and direct continuing studies of areas, physical features and improvements in the city relating to urban design, historic preservation, beautification, civic improvement and other considerations in furtherance of this article, and in doing so, properly coordinate such plans and studies with the various departments and agencies of the city.

- (4) Engage in educational activities related to the furtherance of this article in order to promote appropriate urban design, historic preservation and conservation of historic or aesthetic features of the city.
  - (5) Advise, assist and represent the best interest of the city in matters relating to coordination of and assistance to other public bodies and private interests in activities related to this article.
  - (6) Advise and assist the city council in acquisition of any gift, grant, purchase, bequest, devise, lease, fee simple or lesser interest, development right, easement (including scenic easement), covenant or other contractual right which may accrue to the furtherance of the purposes of this article.
  - (7) Advise the city council in actions of eminent domain taken in furtherance of the purposes of this article.
  - (8) Upon request of the city council, manage, control and maintain any property related to the purpose of this article or to the purposes of the commission.
  - (9) Administer the design guidelines for the -DD, -5P, and -ID areas.
- (c) *Membership.* The membership of the commission shall be as follows:
- (1) *Number of members; qualifications of members.* The commission shall consist of not more than ten members, of whom at least one shall be an architect registered in the state, at least one shall be a lawyer admitted to practice before the supreme court of the state, at least one shall be experienced as an architectural historian, at least one shall be experienced as a city planner, at least one shall be a real estate developer or licensed real estate broker, and one shall be an architect with historic preservation experience and the remainder, if any, shall be persons who, by reason of other experience or education, shall be qualified for service on such commission.
  - (2) *Appointment of members; terms; vacancies.* Every such member shall be appointed by the city council and shall serve at the pleasure of the council for a term of three years. The commission may submit a list of recommended nominees to fill vacancies for consideration by the city council. No member of the commission may be appointed to serve for more than two successive terms.
  - (3) *Removal of members; compensation.* Members may be removed at any time with or without cause. Any member who fails to attend two consecutive meetings of the commission without giving five days' advance written notice of conflict to the chairman and secretary of the commission shall be deemed to have abandoned his membership on the commission. No member shall receive compensation for his service on the commission, but he may be reimbursed for his actual expenses necessarily incurred in the performance of his official duties.
- (d) *Rules of procedure; officers; records.* The procedures of the commission shall be as follows: The commission shall adopt, and from time to time may amend, bylaws concerning its internal management. Such bylaws and amendments must be approved by resolution of the city council. The commission shall elect one of its members as chairman and another as vice-chairman. The city manager shall designate an employee of the city to serve as its secretary. The records of the commission shall set forth every determination made by the commission, the vote of every member participating in such determination and the absence or failure to vote of every other member.

**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, new structures and fencing 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. Demolition of noncontributing buildings in historic districts.
- 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. 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.

(b) *Administration of -DD area design guidelines.*

- (1) *Issuance of zoning and building permits.* No zoning permit or building permit shall be issued for any construction, reconstruction, alteration, repair or demolition of any structure, erection or replacement of any sign marquee, awning or other exterior architectural feature, or attachment of any appurtenance to any structure within the -DD design/development area unless a certificate of design approval has been issued therefore under the terms of the

design guidelines as adopted by the city council. Interior alterations which require zoning and building permits do not require a certificate of design approval.

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

- a. Issuance by the staff of the DDRC is permitted for any project involving construction of new buildings of less than 50,000 square feet or renovation or new construction of less than \$500,000.00;
- b. Issuance shall be by the DDRC after a duly held public hearing for any project involving construction of new buildings of greater than 50,000 square feet or renovation or new construction of more than \$500,000.00.
- 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.

(c) Administration of -5P design guidelines

(1) Issuance of zoning and building permits. No zoning or building permit shall be issued for any construction, reconstruction, or alteration of any structure, erection or replacement of any sign, awning, or other exterior architectural feature, or attachment of any appurtenance to any structure within the -5P area unless a certificate of design approval has been issued therefore under the terms of the design guidelines as adopted by the city council. Interior alterations which require zoning and building permits do not require a certificate of design approval.

(2) Issuance of certificate of design approval. Issuance of a certificate of design approval shall be based on the requirements set forth in design guidelines adopted by the city council. Issuance shall be governed as follows:

- a. Issuance by the staff of the DDRC is permitted for any project involving construction of new buildings of less than 5000 square feet, AND less than 35 feet in height, AND for renovations or new construction not exceeding \$500,000.00 as listed on the permit.
- b. Issuance shall be by the DDRC after a duly held public hearing for any project involving construction of new buildings of greater than 5,000 square feet, or with a height of greater than 35 feet, or renovation or new construction of more than \$500,000.00 as listed on the permit.
- 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 of interest.

(d) Administration of -ID design guidelines

(1) Issuance of zoning and building permits. No zoning or building permit shall be issued for any construction, reconstruction, or alteration of any structure, erection or replacement of any sign, awning, or other exterior architectural feature, or attachment of any appurtenance to any structure within the -ID area unless a certificate of design approval has been issued therefore under the terms of the design guidelines as adopted by the city council. Interior alterations which require zoning and building permits do not require a certificate of design approval.

(2) Issuance of certificate of design approval. Issuance of a certificate of design approval shall be based on the requirements set forth in design guidelines adopted by the city council. Issuance shall be governed as follows:

- a. Issuance by the staff of the DDRC is permitted for any project involving construction of new buildings of less than 50,000 square feet, or renovation or new construction of less than \$660,000.00. This dollar figure shall change monthly in accordance with the latest monthly non-preliminary Producer Price Index (PPI) for "materials and components for construction" as published by the U.S. Department of Labor, Bureau of Statistics. The base figure for this calculation is \$660,000.00 as of July, 2009.

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- b. Issuance shall be by the DDRC after a duly held public hearing for any project involving construction of new buildings of greater than 50,000 square feet, or renovation or new construction of more than \$660,000.00. This dollar figure shall change monthly in accordance with the latest monthly non-preliminary Producer Price Index (PPI) for "materials and components for construction" as published by the U.S. Department of Labor, Bureau of Statistics. The base figure for this calculation is \$660,000.00 as of July, 2009.
- 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 of interest.

(d) *Certificate conditions.* Appropriate conditions may be attached to the certificate of design approval as the commission may find necessary or desirable to effect the purposes of this article, and the commission may modify or remove any such conditions. (1) *Appeals.* Appeals from actions of the staff of the DDRC shall be taken to the DDRC.

(1) Appeals from actions of the DDRC shall be taken to a court of competent jurisdiction within a period of 30 days following the date of determination of the action appealed.

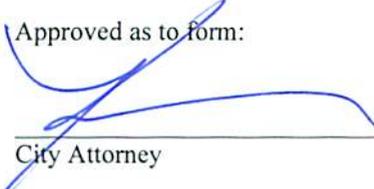
Requested by:

Development Services \_\_\_\_\_

Approved by:

  
Interim City Manager \_\_\_\_\_

Approved as to form:

  
City Attorney \_\_\_\_\_

  
MAYOR \_\_\_\_\_

ATTEST:

  
City Clerk \_\_\_\_\_

Public Hearing: 5/20/2009  
Introduced: 5/20/2009  
Final Reading: 6/3/2009