

ORDINANCE NO.: 2008-004

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division I, Generally, Sec. 17-55, Definitions; Division 8, District Descriptions; Use and Dimensional Regulations, Sec. 17-258, Table of permitted uses; Division 9, Supplementary District Regulations, Sec. 17-305, Planned unit developments; and to add Sec. 17-321 Private Dormitory

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BE IT ORDAINED by the Mayor and Council this 6th day of February, 2008, that the 1998 Code of Ordinances of The City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division I, Generally, Sec. 17-55, Definitions is amended to add and amend definitions as follows:

Sec. 17-55. Definitions.

Applicant means any person who submits an application for review and/or approval.

Bedroom means any room or space used or intended to be used for sleeping purposes.

Dormitory, Private means a building or part of building not operated by an academic institution containing rooms forming one or more habitable units which are used or intended to be used by residents of academic institutions for living, sleeping, cooking, and/or eating purposes.

Dormitory, Public means a building or part of a building operated by an academic institution containing rooms forming one or more habitable units which are used or intended to be used by residents of the institution for living and sleeping, but not for cooking or eating purposes.

BE IT FURTHER ORDAINED that Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations, Sec. 17-258, Table of permitted uses is amended as follows:

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.

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- 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.
- (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.
 - (6) Any drive-through facility shall require review and approval by the Board of Zoning appeals as a special exception.

(TABLE INSERT ON FOLLOWING PAGE)

TABLE 1. TABLE OF PERMITTED USES

Principal Uses		Zoning Districts														Off-Street Parking Requirements			
		D-1	RS-1 RS-1A RS-1B RS-2 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
88	Private households																		
	8811 Dwellings																		
	8811.1 Detached one-family	x	x	x	x	x	x	x	e	e	e	e						x	2 for each dwelling unit
	8811.2 Attached one-family		x	x	x	x	x		e									x	
	Townhouses (section 17-265)							x											
	Two-family		x	x	x	x	x		x	e	e								
	Multifamily			x	x	x	x		e	e	e								
	Group development		e	x	x	x	x		e	e	e								
	High-rise (section 17-304)							x	x	e	x	x	x	x					Under 500 square feet: 1.5/DU 501 to 750 square feet: 1.75/DU Over 750 square feet: 2/DU
	Mid-rise (section 17-264)								x	e		x	x	x					
	8811.3 Mobile home parks subject to article VI, division 2, of this chapter					e	e												2 per mobile home accommodation
	8811.4 Dormitories, Public								e	e		x	x						1 for each bedroom
	8811.5 Fraternity and sorority houses			e	e	e	e		e	e		e	e	e					
	8811.6 Dormitories, Private											e	e	e					

(Code 1979, § 6-3091; Ord. No. 93-82, 9-15-93; Ord. No. 99-011, § 2, 4-21-99; Ord. No. 99-076, 9-15-99; Ord. No. 2000-028, 5-17-00; Ord. No. 2000-024, § 3, 3-29-00; Ord. No. 2003-039, 5-21-03; Ord. 2003-040, 5-21-03; Ord. 2003-046, 8-6-03; Ord. 2004-005, 2-11-04)

Note: Formerly numbered as 17-255.

BE IT FURTHER ORDAINED that Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplementary District Regulations, Sec. 17-305, Planned unit developments, is amended as follows:

Sec. 17-305. Planned unit developments.

(a) *Generally.* Planned unit developments will be designed in accordance with the provisions of this section. No planned unit development shall be used to allow for more than three unrelated adults per dwelling unit. Private dormitories are not permitted within a planned unit development.

(b) *PUD-R or PUD-C.*

(1) *Permitted principal uses and structures.* Permitted principal uses and structures vary with increasing size and are different for PUD-R and PUD-C districts. Such uses are permitted as per the uses enumerated for specific districts in sections 17-231 through 17-244. Where uses for more than one district are permitted, the uses of the less restrictive district shall be permitted. Permitted principal uses and structures for various site sizes and types of PUD districts are as follows:

TABLE INSET:

Site Size (acres)	PUD-R Uses Permitted as for the Following Districts	PUD-C Uses Permitted as for the Following Districts
Less than 2*	RG-2	C-1, C-2, C-3
2 but less than 4	RG-2, RG-3, C-1	C-1, C-2, C-3
4 but less than 8	RG-2, RG-3, C-1, C-2	C-1, C-2, C-3
8 but less than 15	RG-2, RG-3, C-1, C-2	C-1, C-2, C-3, RG-3, RG-2
15 but less than 25	RG-2, RG-3, C-1, C-2, C-3	C-1, C-2, C-3, M-1, RG-3, RG-2
25 or more	RG-2, RG-3, C-1, C-2, C-3	C-1, C-2, C-3, M-1, RG-3, RG-2
*Must be endorsed by two-thirds of the total members of the planning commission.		

(2) *Maximum area of commercial uses in PUD-R districts.* In PUD-R districts in which commercial uses are permitted, the total gross floor area of such commercial or industrial uses shall not exceed the following percentages as related to gross floor area of all structures within the PUD at any time. In addition, in PUD-R districts in which commercial or industrial uses are permitted, the area of land devoted to such uses, including land coverage of structures, parking, and related characteristics and accessory uses thereto, shall not exceed the following percentages as related to total PUD site size at any time.

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BE IT FURTHER ORDAINED that Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplementary District Regulations is amended to add Sec. 17-321, Private Dormitory, to read as follows:

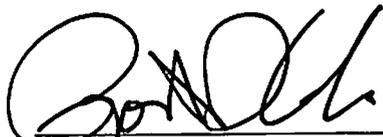
Sec. 17-321. Private Dormitory

- (a) Private dormitories are permitted in C-4, C-5, M-1, M-2, and RG-3 districts subject to the following conditions:
- (1) No private dormitory shall be located upon a lot that is within 600 feet from a lot zoned RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RG-1, RG-1A, RG-1B, or RG-2;
 - (2) No private dormitory shall be located upon a lot that is within 600 feet from a lot zoned PUD-R where the majority of the dwelling units within that PUD-R are detached single- or two-family dwellings;
 - (3) A private dormitory shall have a maximum density of 98.4 bedrooms per acre;
 - (4) A private dormitory occupancy is limited to one person per bedroom;
 - (5) A private dormitory shall include at least one on-site vehicle parking space per bedroom, and the number of on-site parking spaces may not be reduced by the various provisions afforded by Sec. 17-345 (covenant or lease provisions) or Sec. 17-346 (shared parking);
 - (6) A private dormitory shall maintain lot size, setback, and height requirements as set forth in Sec. 17-275 (lot size, setback, and height requirements), except as may be reduced by Sec. 17-276 (average building line of adjacent structures may be used as front setback line), or by any designated historic or design overlay district;
 - (7) A private dormitory shall include sidewalks along all streets;
 - (8) A private dormitory shall have a minimum of one bicycle parking space for every ten on-site vehicle parking spaces; and
 - (9) A private dormitory shall have an on-site manager available 24 hours a day, 7 days a week.
- (b) Private dormitories need not be arranged with distinct dwelling units, however when bedrooms are located around a central kitchen or bathroom, a private dormitory may have more than three unrelated adults per dwelling unit.
- (c) The Board of Zoning Appeals shall not grant a variance from any of the provisions of this section;
- (d) Private dormitories are not permitted within properties zoned PUD.

Secs. 17-322 - - 17-340. Reserved

REQUESTED BY:

Development Services Director


MAYOR

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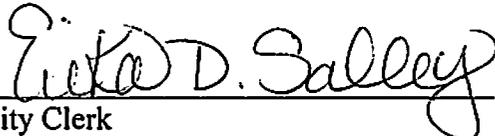
Approved by:


City Manager

Approved as to form:


Interim City Attorney

ATTEST:


City Clerk

Public Hearing: 1/23/2008
Introduced: 1/23/2008
Final Reading: 2/6/2008