

ORDINANCE NO.: 2010-058

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplementary District Regulations, Sec. 17-301 Cluster housing, e and g.1; and Article IV, Subdivisions, Division 5, Cluster Housing, Sec. 17-554 Design standards, 3(a) and 4

BE IT ORDAINED by the Mayor and Council this 2nd day of June, 2010, that the 1998 Code of Ordinances of The City of Columbia, South Carolina, Chapter

Sec. 17-301. Cluster housing.

It is the intent of this section to encourage the erection of cluster housing in areas appropriate to such use, subject to conditions and safeguards which will promote the purpose of zoning and the comprehensive plan. In addition to or in modification of other applicable provisions and requirements, the following provisions shall apply to the case of cluster housing developments:

(1) *Districts where permitted.*

- a. Cluster housing developments containing only single-family detached dwelling units are allowed in RS-1, RS-1A, RS-2, RS-3, RD, RG-1, RG-1A and RG-2 zoning districts as permitted principal uses after approval of the final plat by the planning commission.
- b. Cluster housing developments containing single-family attached units are allowed in RD, RG-1, RG-1A and RG-2 zoning districts as principal uses after approval of the final plat by the planning commission.

(2) *Design standards.* The following requirements are applicable to cluster housing developments. These requirements are subdivision regulations requirements and are not subject to variance by the board of zoning appeals. The requirements are referenced in this article for the convenience of developers.

- a. *Minimum parking spaces.* Two parking spaces per dwelling unit are required.
- b. *Minimum setbacks.* Minimum setback requirements from streets and exterior property lines of buildings in cluster housing developments in all zoning districts shall be as follows:
 - 1. From center of internal street: 25 feet; and
 - 2. From exterior property line of development: Ten feet.
- c. *Streets may be counted in land area.* Street right-of-way in cluster housing developments may be counted in the gross land area for density purposes.
- d. *Building spacing.* Minimum spacing between detached principal buildings is as follows:

Zoning District	Front	Front	Side	Rear	Rear	Rear
	To	To	To	To	To	To Rear
	Front	Side	Side	Front	Side	
RS-1, RS-1A, RS-2	35'	25'	10'	100'	10'	20'
RS-3, RD, RG-1, RG-1A	25'	20'	8'	100'	10'	20'
RG-2	25'	20'	6'	100'	10'	20'

*Rear to front minimum spacing may be reduced to 50 feet if adequate buffer yard provisions are made as determined by the planning commission.

- e. *Other lot requirements.* Notwithstanding other provisions of this article, individual lots within cluster developments are not subject to minimum lot width, lot frontage, lot area, or lot coverage requirements.
- f. *Minimum land area per dwelling unit.* The minimum gross land area per dwelling unit for cluster housing developments is based on requirements for the district in which the development is located.
- g. *Common open space.*

1. *Definition; minimum area.* For purposes of this section, open space is defined as that land area devoted to common use accessible by all the homeowners, exclusive of parking areas, streets and street rights-of-way, which is designed to meet the primary objective of supplying open space or recreational needs. Minimum common open space is as follows:

Zoning District	Percent of Land in Open Space to Total Land Area
RS-1	30%
RS-2	25%
RS-3, RG-1	20%
RG-2, RG-3	15%
C-1	10%

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2. *Maintenance.* Open space area designated for use by the residents of cluster housing development as generated by the requirements in subsection (2)g.1 of this section shall be maintained in perpetuity and a document executed and recorded in the public records to that effect.

Sec. 17-554. Design standards.

The following requirements are applicable to cluster housing developments:

(1) *Street access.* Any dwelling units on lots established within a cluster housing development shall be provided with access by a street which meets the requirements of this article. The minimum pavement width for such streets shall meet the requirements of section 17-512, plus sufficient public easements to accommodate utilities and storm drainage as determined by the city engineer. These pavement widths are exclusive of required parking space. All streets must be constructed to standards approved by the city engineer.

(2) *Screening.* The planning commission may require additional screening above that required by the zoning ordinance (article III of this chapter).

(3) *Common open space.*

a. For purposes of this section, open space is defined as that land area devoted to common use accessible by all the homeowners, exclusive of parking areas, streets and street rights-of-way, which is designed to meet the primary objective of supplying open space or recreational needs. Minimum common open space is as follows:

MINIMUM COMMON OPEN SPACE

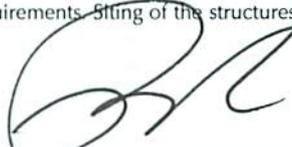
Zoning District	Percent of Land in Open Space to Total Lot Area
RS-1	30%
RS-2	25%
RS-3, RG-1	20%
RG-2, RG-3	15%
C-1	10%

b. Open space area designated for use by the residents of the cluster housing development as generated by the requirements in subsection (3)a of this section shall be maintained in perpetuity and a document executed and recorded in the public records to that effect.

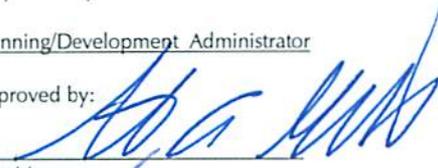
(4) *Other lot requirements.* Notwithstanding other provisions of this article, individual lots within cluster housing developments are not subject to minimum lot width, lot frontage, lot area, or lot coverage requirements. Siting of the structures shall conform to the preliminary plat approved by the planning commission as required by this article.

Requested by:

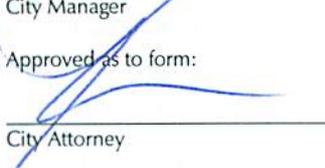
Planning/Development Administrator


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:

City Clerk

Introduced: 5/19/2010
Final Reading: 6/2/2010