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ORDINANCE NO.: 2011-083

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. 17-55 Definitions, Group commercial or industrial development and Group housing development, and Article IV, Subdivisions, Division 1, Generally, Sec. 17-464 Definitions, Subdivision development types

BE IT ORDAINED by the Mayor and Council this 13th day of December, 2011, that 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. 17-55 Definitions, Group commercial or industrial development and Group housing development, and Article IV, Subdivisions, Division 1, Generally, Sec. 17-464, Definitions, Subdivision development types are amended to read as follows:

Sec. 17-55 Definitions

Group commercial or industrial development means a single lot containing one or more buildings used for commercial or industrial purposes which contain a gross floor area of 100,000 square feet or more or an addition of 25,000 square feet or more to an existing group commercial or industrial development.

Group housing development means a single lot of record upon which is erected five or more dwelling units and all the structures thereon. This definition shall include apartments, condominiums and townhouses, whether rented or sold.

Sec. 17-464. Definitions.

Subdivision, development types.

(1) ***Cluster housing*** means a tract of land which is planned and developed as an integral unit that provide common open space in a manner that is functional and useful to the residents of the development. As an incentive for providing such open space, conventional zoning and/or subdivision standards are relaxed to permit modifications in lot size and shape by concentrating single-family dwellings in specific areas of an overall tract. Depending on the zoning district in which the development is located, cluster housing may be detached or attached if city building codes are met.

(2) ***Experimental innovative subdivision*** means any subdivision which in the opinion of the planning commission is sufficiently unusual in its design, layout, character or other feature as to warrant special evaluation of the subdivision by the planning commission as to how it satisfies the purposes of this article as stated in section 17-461.

(3) ***Group development*** means a development such as shopping centers, office buildings, industrial sites, mobile home parks and apartment complexes where the site is not subdivided into lots, blocks and streets, but includes two or more units designed or intended for separate occupancy.

(4) ***Group commercial or industrial development*** means a single lot containing one or more buildings used for commercial or industrial purposes which contain a gross floor area of 100,000

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square feet or more or an addition of 25,000 square feet or more to an existing group commercial or industrial development.

(5) **Group housing development** means a single lot of record upon which are erected five or more dwelling units and all the structures thereon. This definition shall include apartments, condominiums and townhouses, whether rented or sold.

(6) **Major subdivision** means all subdivisions not classified as minor subdivisions, requiring any new street or extension of supporting governmental or private utilities.

(7) **Minor subdivision** means any subdivision with lots fronting on an existing street, not involving any new street or road or the extension of public utilities, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the comprehensive plan, the official map, the zoning ordinance (article III of this chapter) or this article.

(8) **Mobile home park** means a lot used, designed or intended to be used for the purpose of supplying parking space for four or more occupied mobile/manufactured homes and which includes buildings, structures or enclosures used or intended to be used as a part of such mobile home park. Sales or storage lots for unoccupied mobile homes are not considered to be mobile home parks.

(9) **Planned unit development** means an area of land in which a variety of housing types and/or related commercial and industrial facilities are accommodated in a preplanned environment under more flexible use and density standards than those restrictions which would normally apply under the city development regulations. The procedure for approval of such development contains requirements in addition to those of the standard subdivision, such as building design principles and landscaping plans.

(10) **Resubdivision** means a change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for public use or any lot, or if it affects any map or plat legally recorded prior to the adoption of any regulations controlling subdivisions.

Requested by:

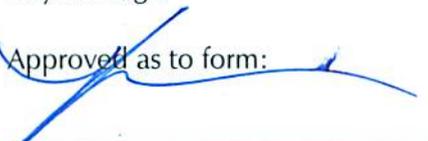
Planning and Development Services


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:

City Clerk

Introduced: 11/15/2011
Final Reading: 12/13/2011