

ORDINANCE NO.: 2011-085

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. 17-321 Private Dormitory and Sec. 17-258 Table of permitted uses SIC 8811.6

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 9, Supplementary District Regulations, Sec. 17-321, Private Dormitory and Sec. 17-258 Table of permitted uses SIC 8811.6 , is amended to read as follows:

Sec. 17-321. Private Dormitory

(a) Private dormitories are permitted in C-4, C-5, M-1, M-2, MX-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, RD-2, 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 150 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.

(10) A private dormitory within the C-4, C-5, and MX-2 zoning classifications shall not have more than 60 percent of the total number of dwelling units designed for occupancy by more than three unrelated adults.

(11) No private dormitory shall be located closer than 600 feet to any other parcel used as a private dormitory.

(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.

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(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.

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

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

Principal Uses		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	MX-1	MX-2	Off-Street Parking Requirements	
88	Private households																					
	8811 Dwellings																					
	8811.1 Detached one-family	x	x	x	x	x	x	x	x	e	e	e							x	x		2 for each dwelling unit
	8811.2 Attached one-family				x	x	x		e	e									x	x		
	Townhouses (section 17-265)							x		e										x	x	
	Two-family			x	x	x	x		x	e	e	e								x	x	
	Multifamily				x	x	x		e	e	e	e								x	x	Under 500 square feet: 1.5/DU 501 to 750 square feet: 1.75/DU
	Group development		e		x	x	x		e	e	e	e								x	x	

Principal Uses			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	MX-1	MX-2	Off-Street Parking Requirements	
		High-rise (section 17-304)							x	x		e	x	x	x						x	x	Over 750 square feet: 2/DU
		Mid-rise (section 17-264)								x		e		x	x	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								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	c	