

ORDINANCE NO.: 2004-067

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. 17-311, -DD design/development area

BE IT ORDAINED by the Mayor and Council this 21st day of July, 2004 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. 17-311, -DD design/development area, is amended to read as follows:

Sec. 17-311. -DD design/development area.

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- (a) *Permitted uses.* The table of permitted uses in section 17-258 lists those categories of uses permitted in each basic district. Although a use may be permitted in a basic district, it may be permitted only by special exception in the -DD area if listed in subsection (b) of this section. In the -DD area, residential uses are permitted outright, regardless of any provision in the basic district. Parking structures are allowed outright so long as such structures comply in all respects to the design/development guidelines. Restaurants are permitted in all nonresidential zoning districts in -DD areas.
- The following uses are not permitted in the DD area: mobile home dealers (SIC 527); and, storage and distribution of chemicals, petroleum and other related products (SIC 5161 and 5171).
- (b) *Permitted special exceptions.* After public notice and hearing and subject to appropriate conditions and safeguards, the board of zoning appeals may permit certain special exceptions as enumerated in this subsection.
- (1) The following uses shall be permitted as a special exception only if such uses are permitted outright or as a special exception in the basic district to which the -DD designation is appended:
- a. Outside storage in connection with trade, service or manufacturing (SIC4226 and 4227).
 - b. Drive-ins and drive-through eating facilities (SIC 5814).
 - c. Automotive repair, services and garages (SIC 55 and 753).
 - d. Liquor stores (SIC 592).
 - e. Advertising signs.
 - f. Service and repair establishments (SIC 76).

- g. Truck and freight terminals (SIC 423).
- h. Passenger terminals (SIC 41).
- i. Rehabilitation centers (SIC 836).
- j. Massage parlors and spas (SIC 7299).
- k. Fuel and ice dealers (SIC 598).
- l. Wholesale trade (SIC 51).
- m. Laundry, cleaning and garment services (SIC 721).
- n. Funeral services and crematories (SIC 726).
- o. Research and development laboratories (SIC 7391).
- p. Cemetery subdividers and developers.
- q. Manufacturing (SIC 20-39).
- r. motor vehicle dealers (SIC 551).

(c) *Supplemental district regulations:*

(1) *Front yard setbacks:* There shall be no required front yard set back in the -DD area; the maximum set back for any new structure shall be the average of the existing set back in the block upon which the project is to be constructed and the adjacent blocks.

Off-street parking requirements. Leased and off-site parking within 400 feet of the site may be used to satisfy up to 50 percent of the off-street parking requirements of the underlying zoning classification.

This ordinance is effective as of final reading.

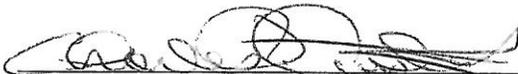
Requested by:

Marc Mylott, Zoning Administrator



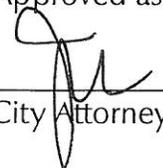
 MAYOR

Approved by:



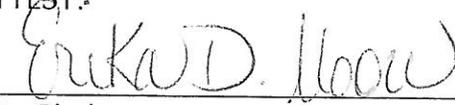
 City Manager

Approved as to form:



 City Attorney

ATTEST:-



 City Clerk

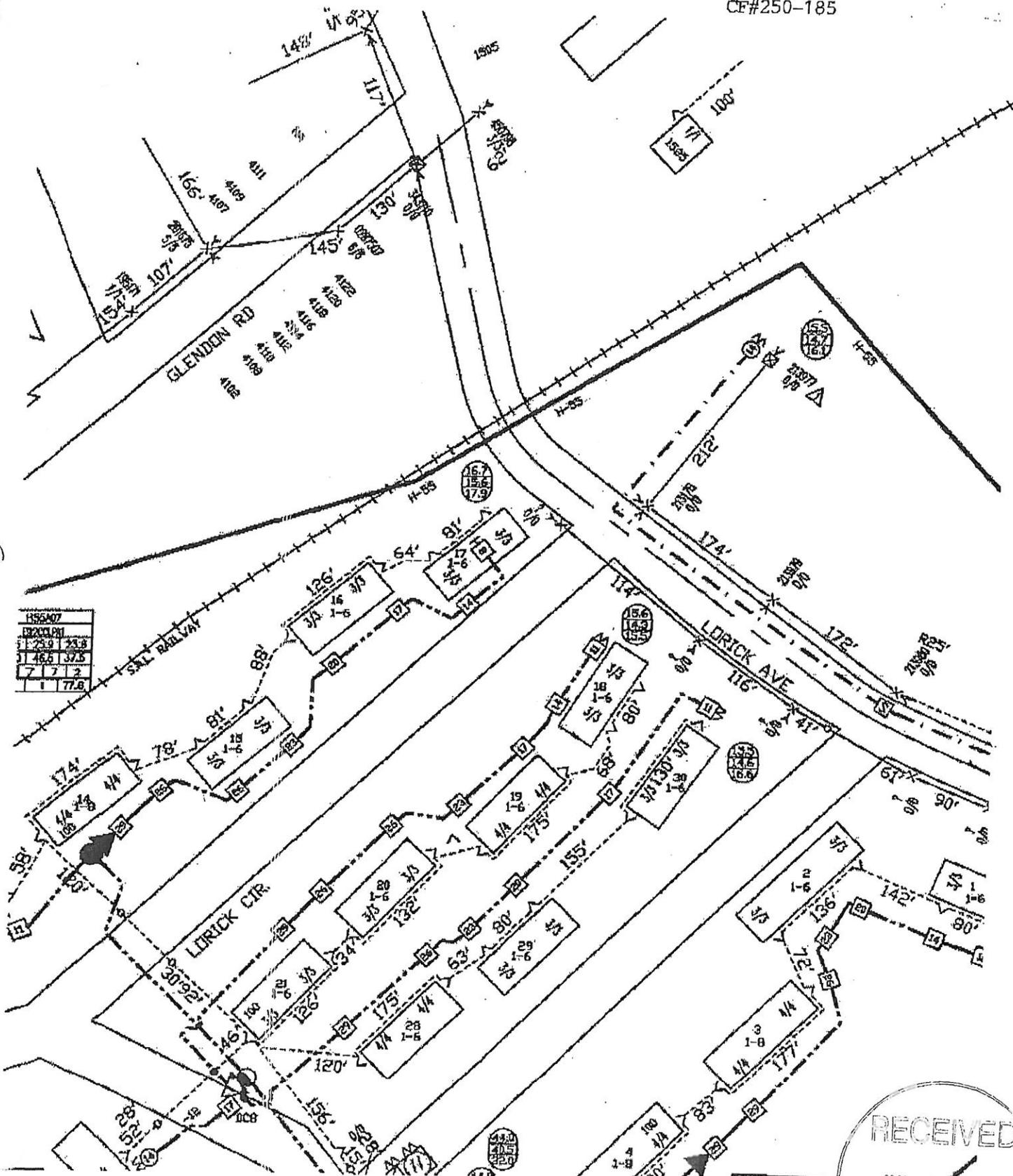
Introduced: 7/14/2004

Final Reading: 7/21/2004

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Project: Utility Easement
for Installation of Underground
Communications Cable by Time
Warner Cable Company

CE#250-185



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