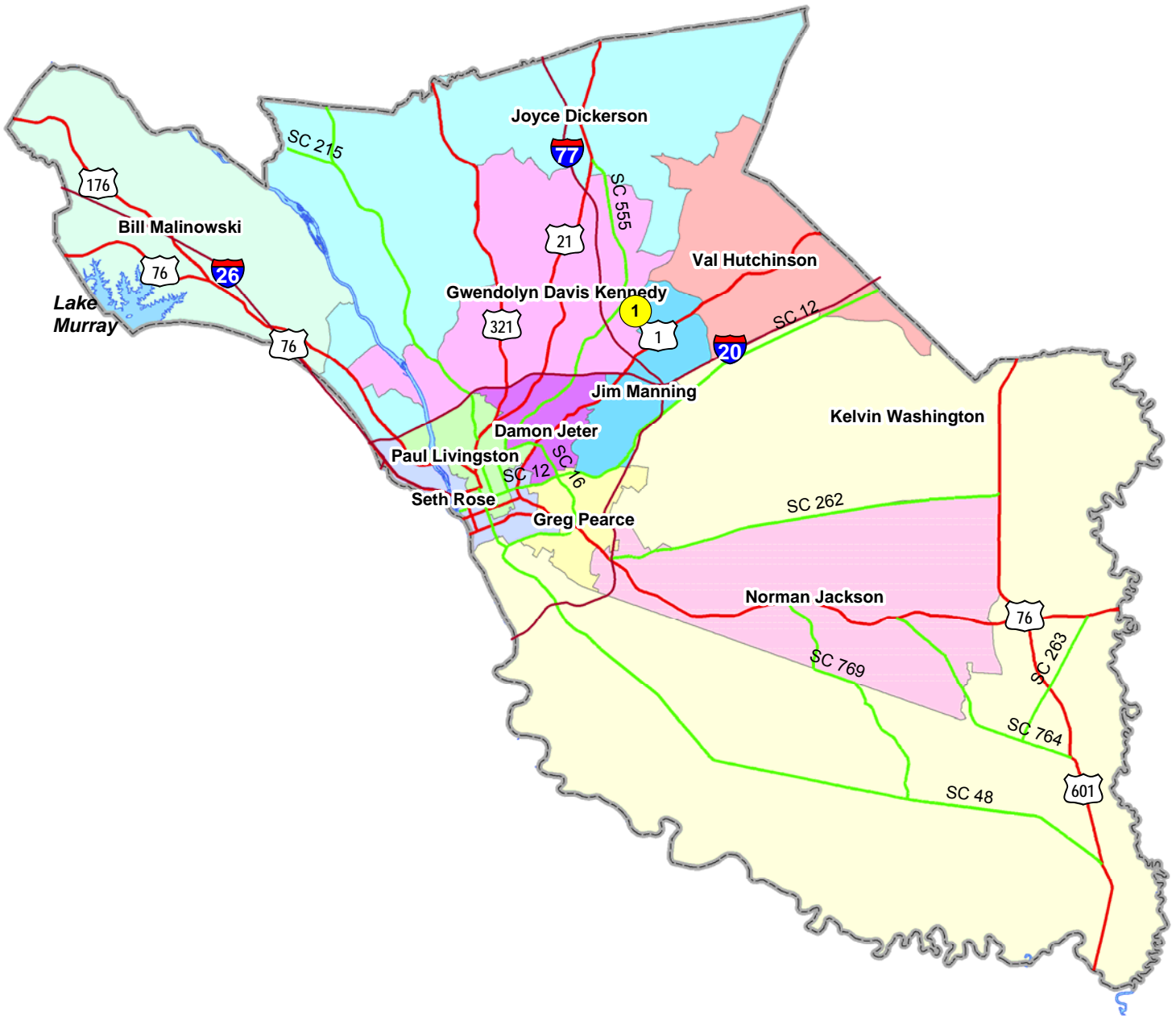


RICHLAND COUNTY
PLANNING COMMISSION



DECEMBER 5, 2011

*RICHLAND COUNTY
PLANNING COMMISSION
DECEMBER 5, 2011*



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 11-20 MA	Columbia Agape Presbyterian Church	17115-01-07	251 Rabon Rd.	Kennedy

RICHLAND COUNTY PLANNING COMMISSION

Monday, December 5, 2011

Agenda

1:00 PM

**2020 Hampton Street
2nd Floor, Council Chambers**

STAFF Holland Leger, AIC..... Planning Services Manager
Amelia R. Linder, Esq Attorney
Geonard Price.....Deputy Planning Director/Zoning Administrator

PUBLIC MEETING CALL TO ORDER Patrick Palmer, Chairman

PUBLIC NOTICE ANNOUNCEMENT

PRESENTATION OF MINUTES FOR APPROVAL

November 2011 minutes

ROAD NAME APPROVALS

AGENDA AMENDMENTS

MAP AMENDMENTS

1. Case #11-20 MA
Columbia Agape Presbyterian Church
Claire Baxter
RU to OI (.41 acres)
251 Rabon Rd.
TMS# 17115-01-07
Page 1

TEXT AMENDMENTS

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; SO AS MAKE THE STANDARDS FOR CRD CORRIDOR REDEVELOPMENT OVERLAY DISTRICT AND DBWP DECKER BOULEVARD/WOODFIELD PARK NEIGHBORHOOD REDEVELOPMENT OVERLAY DISTRICT MANDATORY RATHER THAN OPTIONAL.
Page 7
2. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, SO AS TO PERMIT GROUP HOMES (10-15) IN THE RU (RURAL DISTRICT), RM-HD (RESIDENTIAL, MULTI-FAMILY - HIGH DENSITY DISTRICT), NC (NEIGHBORHOOD COMMERCIAL DISTRICT), RC (RURAL COMMERCIAL DISTRICT), OI (OFFICE AND INSTITUTIONAL DISTRICT) AND GC (GENERAL COMMERCIAL DISTRICT) WITH SPECIAL REQUIREMENTS.
Page 47

3. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SO AS TO PROPERLY REFERENCE SECTION 26-186 RATHER THAN “ SECTION 26-184” WHEREVER APPLICABLE AND/OR DELETING REFERENCE TO SECTION 26-184 (AS SECTION 26-184 IS CURRENTLY “RESERVED”).

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OTHER BUSINESS

A motion to amend the Land Development Code to allow major automobile repairs in the General Commercial District.

Adoption of the 2012 Calendar

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 5, 2011
RC PROJECT: 11-20 MA
APPLICANT: Claire Baxter
PROPERTY OWNER: Columbia Agape Presbyterian Church

LOCATION: Rabon Road

TAX MAP NUMBER: 17115-01-07
ACREAGE: .41
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: November 17, 2011

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Rural District (RU), reflects the original zoning as adopted September 7, 1977.

The parcels contain sixty nine (69) feet of frontage on Rabon Road.

Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

No minimum lot area, except as determined by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

- The gross density for this site is approximately: 6 dwelling units
- The net density for this site is approximately: 4 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residence
<u>South:</u>	RU	Vacant
<u>East:</u>	RU/GC	Vacant/storage facility
<u>West:</u>	RU	Residence

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North East Planning Area**.

North East Area

Objective: Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.

Compliance: The staff is of the opinion that the proposed change in zoning is appropriate at this time considering the mixture of non-residential uses in the area. In the immediate area there are two storage facilities, a garage door repair/installation shop, several churches and several vacant parcels.

Traffic Impact

The 2010 SCDOT traffic count (Station # 611) located north west of the subject parcel on Rabon Road identifies 8,700 Average Daily Trips (ADT's). Rabon Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Rabon Road is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Rabon Road.

Conclusion

The subject parcel contains two existing structures; a red brick building on the front previously utilized as a place of worship and a beige-colored, concrete block building to the rear. The property has gentle to moderate slopes, little or no vegetation, a pole sign out front and an unpaved parking lot. Otherwise, the surrounding area is characterized by older residential homes, manufactured housing and commercial/office/light industrial uses. The parcel is located seventy (70) feet west of a General Commercial District (GC) zoned property which is currently being utilized as a self-storage facility. To the west of the subject parcel are a number of Light Industrial District (M-1) parcels. One of the Light Industrial District (LI) parcels contains a garage door repair/installation company and the other contains a self-storage facility. There is also a place of worship four hundred and fifty (450) feet west of the subject parcel on Rabon Road. Adjacent to the place of worship, west of the subject parcel, is a realty office in a General Commercial District (GC) zoned parcel.

The Office and Institutional District (OI) permits certain uses outright, such as physical fitness centers, dry cleaning services (non-coin operated), places of worship, medical/healthcare offices, pharmacies with drive throughs, convenience stores with gasoline pumps, bank, finance, and insurance agencies.

Water service would be provided by the City of Columbia and sewer service would be provided by East Richland County Public Service District. There is a fire hydrant located three hundred and seventeen (317) feet east of the property on Rabon Road. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately .66 miles east of the subject parcel.

Based upon the mix of residential zoning and commercial uses in the vicinity, the availability of water and sewer services, as well as the compatibility to the Comprehensive Plan recommendation for Office and Institutional uses, the staff is of the opinion that the proposed

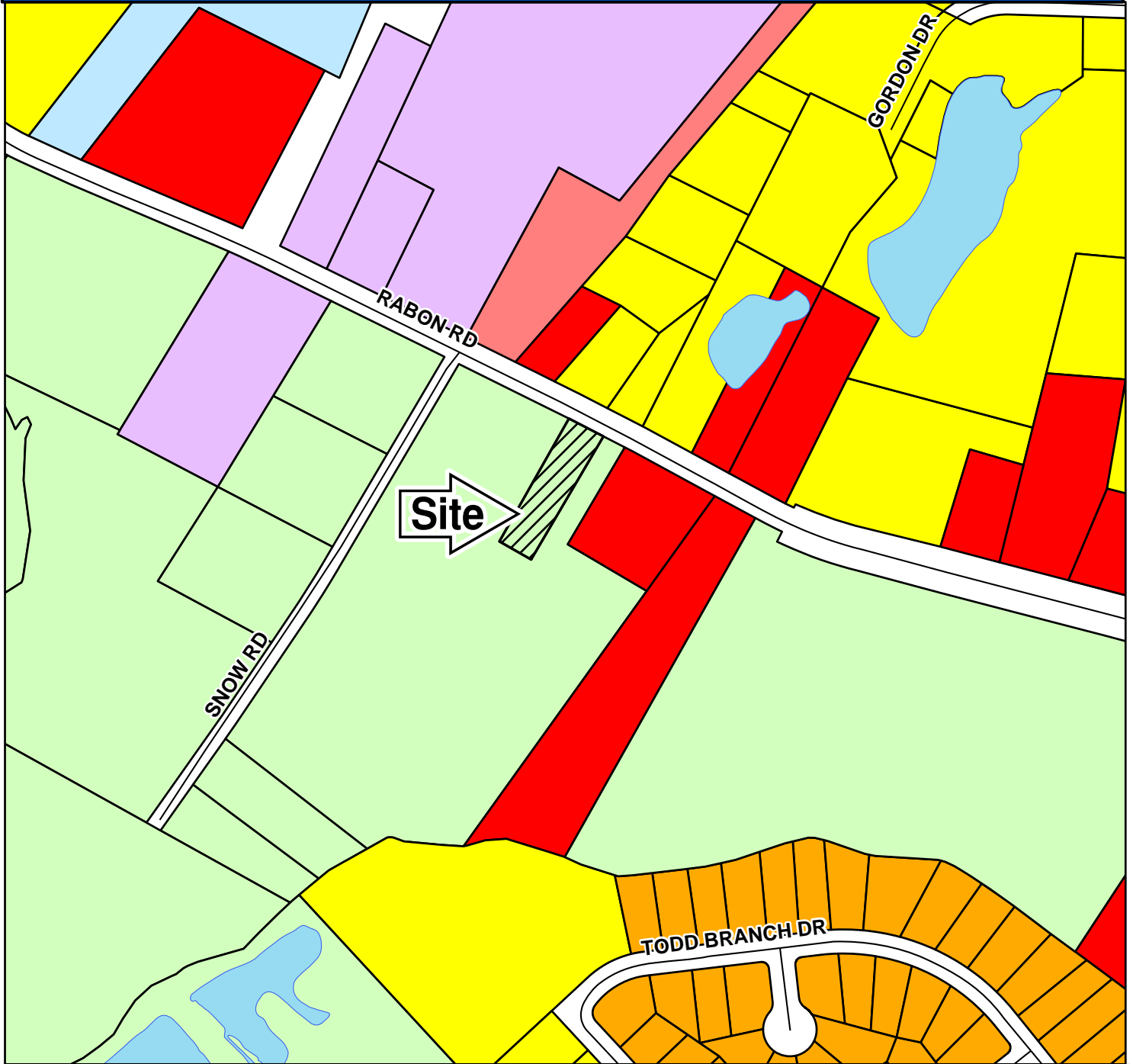
map amendment would not negatively impact public services or traffic and can support the rezone request. As such, approval of the proposed zoning would allow for development in an area with existing services and commercial uses in accordance with the recommendations of the Comprehensive Plan.

The proposed Zoning Map Amendment is in compliance with the Comprehensive Plan and the Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

December 20, 2011

Case 11-20 MA RU to OI

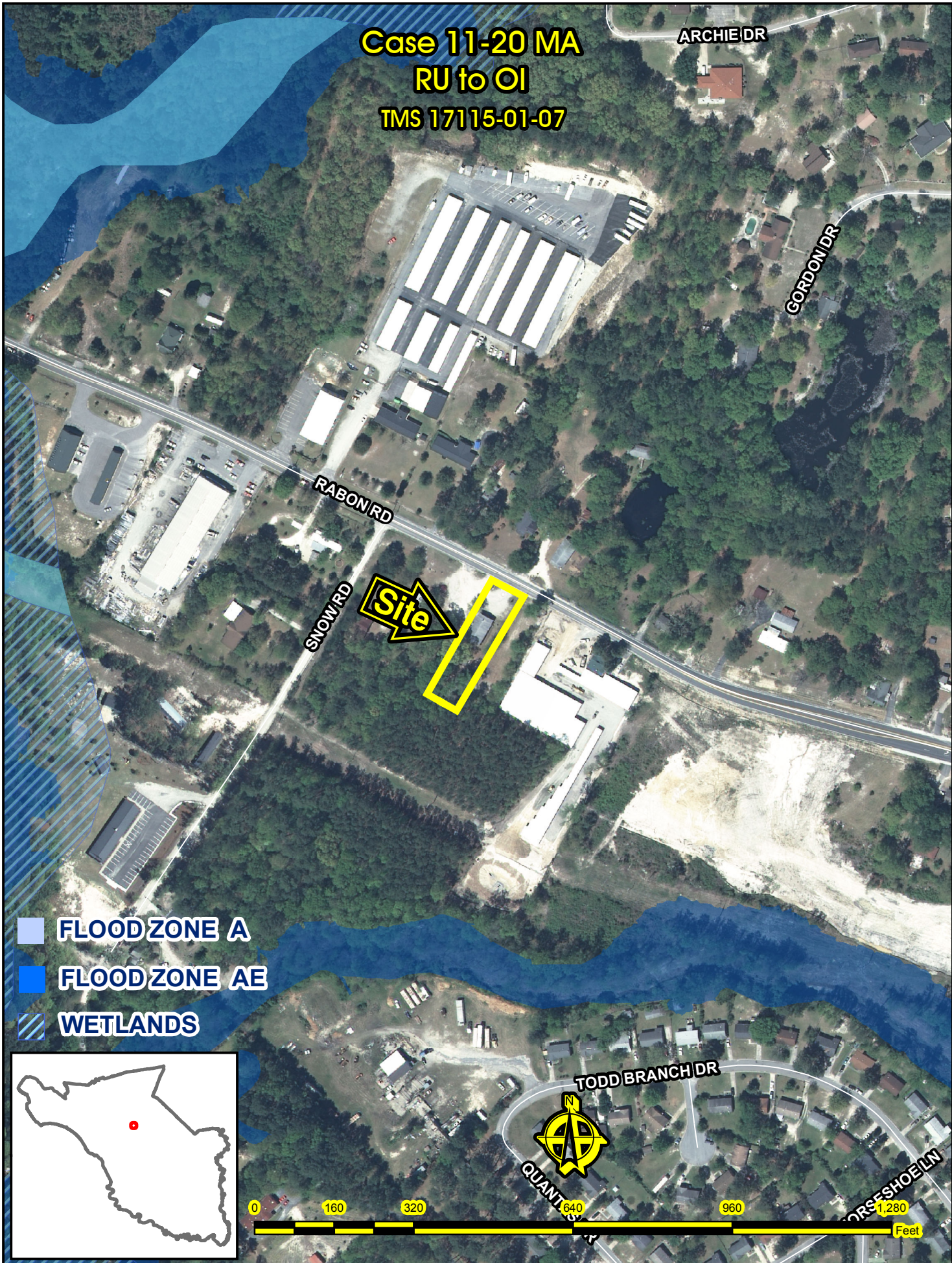



ZONING CLASSIFICATIONS

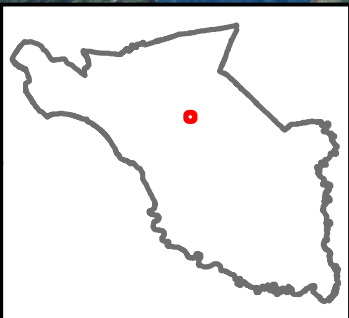
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



Case 11-20 MA
RU to OI
TMS 17115-01-07



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 11-20 MA

From RU to OI

TMS# 17115-01-07

Rabon Road



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-11HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-109, CRD CORRIDOR REDEVELOPMENT OVERLAY DISTRICT; AND SECTION 26-110, DBWP DECKER BOULEVARD/WOODFIELD PARK NEIGHBORHOOD REDEVELOPMENT OVERLAY DISTRICT; SO AS MAKE THE STANDARDS FOR THOSE DISTRICTS MANDATORY RATHER THAN OPTIONAL.

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-109, CRD Corridor Redevelopment Overlay District; Subsection (b), Applicability/Establishment; is hereby amended to read as follows:

(b) *Applicability/Establishment.*

- (1) The CRD Overlay District may be approved and designated by County Council for ~~any area within the county that has already had a Master Plan that area within the county to which the “The Renaissance Plan for the Decker Boulevard/Woodfield Park Area” Master Plan was~~ approved and adopted by the County Council; ~~provided, however, the standards of such district shall remain optional, as described in subparagraph (2), below.~~ The provisions of this Section shall apply to all parcels of land and rights of way, or portions thereof, within the boundaries of a CRD Overlay District. No change in the boundary of the CRD Overlay District shall be authorized, except by the County Council, pursuant to procedures in Section 26-52.
- ~~(2) Once a CRD Overlay District is applied to a designated area of the county, the development standards of the underlying district shall remain in place until such time as a property owner applies to the Planning and Development Services Department to have the standards of the CRD Overlay District apply to his/her property. Only one set of standards shall apply to any one parcel of land, and a property owner is not allowed to simultaneously use the development standards of both districts.~~
- (3) Development in a CRD Overlay District shall consist of higher density mixed-use building types that accommodate retail, offices, and residential uses. Allowed uses include those uses allowed in the underlying zoning

districts. Additional permitted uses and exceptions are listed in subsection (c), below. Development within identified CRD zones shall conform to the form-based standards found in subsection (d), below. The CRD Overlay District has detailed provisions for uses, building types, density, height, street design, design of public spaces, the mix of uses, building design, parking, and other aspects of the human environment.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-110, DBWP Decker Boulevard/Woodfield Park Neighborhood Redevelopment Overlay District; Subsection (b), Applicability/Establishment; is hereby amended to read as follows:

(b) *Applicability/Establishment.* The DBWP Neighborhood Overlay District may be approved and designated by County Council for ~~any area within the county that has already had a Master Plan that area within the county to which the “The Renaissance Plan for the Decker Boulevard/Woodfield Park Area” Master Plan was approved and adopted by the County Council.~~ The provisions of this Section shall apply to all parcels of land and rights of way, or portions thereof, within the boundaries of a DBWP Neighborhood Overlay District. No change in the boundary of the DBWP Neighborhood Overlay District shall be authorized, except by the County Council, pursuant to procedures in Section 26-52.

~~(1) — The DBWP Neighborhood Overlay District may be approved and designated by County Council for any area within the county that has already had a Master Plan approved and adopted by the County Council; provided, however, the standards of such district shall remain optional, as described in subparagraph (2), below.~~

~~(2) — Once a DBWP Neighborhood Overlay District is applied to a designated area of the county, the development standards of the underlying district shall remain in place until such time as a property owner applies to the Planning and Development Services Department to have the standards of the DBWP Neighborhood Overlay District apply to his/her property. Only one set of standards shall apply to any one parcel of land, and a property owner is not allowed to simultaneously use the development standards of both districts.~~

SECTION III. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION IV. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION V. Effective Date. This ordinance shall be effective from and after _____, 2011.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE _____ DAY

OF _____, 2011.

Michelle M. Onley
Assistant Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading: November 1, 2011
Public Hearing: December 20, 2011 (tentative)
Second Reading: December 20, 2011 (tentative)
Third Reading:

Sec. 26-109. CRD Corridor Redevelopment Overlay District (Ord. 019-08HR; 3-18-08)

- (a) *Purpose.* The CRD Overlay District is intended to promote the revitalization of existing underutilized, vacant, or abandoned commercial strips while encouraging reinvestment in and reuse of areas in a manner consistent with the *Comprehensive Plan for Richland County*. Revitalization initiates housing and economic opportunities, which promotes socially vibrant centers of community life through the coordinated efforts of public, private and community organizations.
- (b) *Applicability/Establishment.*
 - (1) The CRD Overlay District may be approved and designated by County Council for any area within the county that has already had a Master Plan approved and adopted by the County Council; provided, however, the standards of such district shall remain optional, as described in subparagraph (2), below.
 - (2) Once a CRD Overlay District is applied to a designated area of the county, the development standards of the underlying district shall remain in place until such time as a property owner applies to the Planning and Development Services Department to have the standards of the CRD Overlay District apply to his/her property. Only one set of standards shall apply to any one parcel of land, and a property owner is not allowed to simultaneously use the development standards of both districts.
 - (3) Development in a CRD Overlay District shall consist of higher density mixed-use building types that accommodate retail, offices, and residential uses. Allowed uses include those uses allowed in the underlying zoning districts. Additional permitted uses and exceptions are listed in subsection (c), below. Development within identified CRD zones shall conform to the form-based standards found in subsection (d), below. The CRD Overlay District has detailed provisions for uses, building types, density, height, street design, design of public spaces, the mix of uses, building design, parking, and other aspects of the human environment.
- (c) *Permitted uses, permitted uses with special requirements, and special exceptions.*
 - (1) The following uses are NOT permitted in the CRD District:
 - a. Car and light truck washes.
 - b. Construction, building, general contractors, with outside storage.
 - c. Go-cart, motorcycle, and similar small vehicle tracks.
 - d. Manufacturing uses.

- e. Freestanding outdoor advertising signs.
- f. Pawn shops.
- g. Pay day lending, car title, or check cashing establishments.
- h. Rental centers.
- i. Repair and maintenance services, automobile.
- j. Sexually oriented businesses.
- k. Truck washes, medium and heavy.
- l. Truck stops.
- m. Warehouses, self-storage.

(2) The following uses ARE permitted, with special requirements:

- a. Automobile rental or leasing. No vehicles for sale or rent may be displayed in any front yard, nor shall such displays be permitted to encroach on any required landscaping areas or buffer yards. All vehicle display/parking areas shall conform to dimensional and landscaping and other design standards set forth for parking areas.
- b. Bars and Other Drinking Places. In addition to the standards in Section 26-151, “bars and other drinking places”, as a principal use, shall be subject to the standards of the CRD Overlay District and be at least 400 feet from any residential use in a residential zoning district outside of the CRD District.
- c. Motor Cycle Dealers. Motorcycles may be displayed in a showroom only. No motorcycles for sale or rent may be displayed in outside of a showroom building.
- d. Motor Vehicle Sales. Vehicles may be displayed in a showroom only. No vehicles for sale or rent may be displayed in outside of a showroom building.
- e. Drive-thru Windows. Drive-thru windows for retail and office uses, where permitted, must be located to the rear of the building.

(3) Residential uses permitted in the CRD Overlay District:

- a. The following residential uses, which may not be permitted in some existing base zoning districts, shall be permitted by-right in

the CRD Overlay District as part of mixed-use projects, subject to the standards of this district:

1. Accessory dwellings.
 2. Dwellings, single-family, detached.
 3. Dwellings, single-family, zero lot line, common.
 4. Dwellings, single-family, zero lot line, parallel.
 5. Dwellings, two-family.
 6. Dwellings, multi-family.
- b. Residential uses shall not comprise more than seventy-five (75%) percent of the square footage of a development project in the CRD Overlay District.

(d) Development Standards.

(1) Form-Based Standards:

CRD Overlay District Form-based Standards	
Building Types Allowed	Civic/Institutional House Townhouse Apartment/Loft Mixed-Use Commercial
Permitted Uses	As permitted in underlying zoning district, except as indicated in preceding sections
Max. Density (Units/Acre)	As determined by dimensional standards
Min. Height	2 stories for Mixed-Use buildings
Max. Height	Width of fronting roadway (face-of-curb to face-of-curb) ¹
Open Space Dedication	Yes ²
On-Street Parking	Allowed where permitted by SCDOT; shall be marked
Lighting	Pedestrian-Scaled; 12-16 ft
Curb	Standard
Drainage	Closed and LID ³
Street Trees	40 ft average spacing in planting strip or tree wells ⁴
Sidewalk	5-16 feet both sides ⁵



Civic/Institutional Building



House



Townhouse



Apartment/Loft



Mixed Use Building



Commercial Building

¹ The building height may increase one (1) story above a base height of three (3) stories for every 100 feet in distance from the property line of the nearest site zoned for single-family uses (RS-LD, RS-MD, RS-HD, or similar) that contain existing, single-family dwellings. The maximum height shall be as indicated above. One additional story of height above the maximum is permitted per subsection (d)(4)(a)4[b] for parking behind primary buildings.

² Dedication is required for residential development only

³ Low Impact Development techniques

⁴ Tree wells are required where ground floor retail abuts the sidewalk or right-of-way and on-street parking is provided on the fronting street.

⁵ Sidewalk Width: 6 ft min. for multi-family residential or attached residential uses along thoroughfares or collector streets; 12 ft min. (including area for tree wells) for retail, restaurants, or mixed-uses along streets with on-street parking, ground floor retail, and buildings built to the sidewalk; 16 ft min. (including area for trees wells) for outdoor seating areas along streets with on-street parking, ground floor retail, and buildings built to the sidewalk.

(2) Building Types:

The building types outlined in this Section will provide the predominant form for new CRD development. While it is expected that some new building types will be introduced in this district, these variations should be based upon the types listed in this section. Innovative planning or design ideas for development where the proposed building types are different than those allowed in the CRD Overlay District may be approved subject to review by the Planning Commission.

a. Civic & Institutional Buildings	
1. Building Type Defined	The Civic & Institutional Building type includes public buildings such as libraries, governmental offices, post offices, and schools; semi-public buildings such as museums and hospitals; and private buildings such as churches, and long-term care facilities, and non-profit or charitable offices.
2. General Standards	[a]. Buildings should be of sufficient design to create visual anchors for the community. [b]. Building(s) incidental to the principal structure shall be a minimum of 20 ft behind the front facade of the structure, and if more than one, shall be arranged to create secondary gathering spaces within the lot.
3. Façade Standards	Not applicable
4. Roof	Flat roofs are allowed, but principal buildings adjacent to residential structures are required to have pitched roofs or similar architectural features to ensure compatibility.
5. Dimensional Standards	
[a]. Lot Width ¹ (<i>Minimum</i>)	50 ft
[b]. Front Setback ² (<i>Minimum</i>)	10 ft
[c]. Front Setback ² (<i>Maximum</i>)	n/a
[d]. Front Yard Encroachment ³	10 ft
[e]. Side Setback (<i>Minimum</i>)	10 ft between buildings
[f]. Rear Setback (<i>Minimum</i>)	30 ft
[g]. Rear Setback from Alley ⁴ (<i>Minimum</i>)	n/a
[h]. Accessory Structure Side/Rear Setback (<i>Minimum</i>)	5 ft

¹ For lots less than 60 feet wide and multi-family uses, alley/rear access to all off-street parking areas is required. For lots greater than 60 feet wide, access to off-street parking is permitted from the fronting street or alley.

² Minimum setbacks along major arterials shall be 20 feet.

³ Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

⁴ For lots that provide access to off-street parking from an alley.

	b. Detached House	c. Townhouse	d. Apartment/Loft Building
1. Building Type Defined	<p>The House has four yards (Front/Sides/Rear) though variations include setting the building on one of the side property lines to create a larger side yard on the opposite side (i.e. Charleston Single). The House is flexible in use, accommodating single family uses, multi-family uses up to four units, home occupations, professional offices, and limited retail uses. There are two House types with Alley or with Driveway based on how the lot is accessed with an automobile. In general, within a block, building types should be uniform in their use of driveways or alleys.</p>	<p>The Townhouse typically has 1 yard (Rear) though variations include a small front setback to provide some landscaping. The townhouse is a building with two or more residential units that are located side-by-side. When an entrance is provided at-grade, the townhouse may be used as a live-work unit. The use permitted within the building is determined by the approved site plan.</p>	<p>The Apartment/Loft Building typically has 1 yard (Rear) though variations include a small front setback to provide landscaping. A multiple-unit building with units vertically arranged (generally) and with parking located below or behind the building. Units may be for rental or for sale in condominium ownership or may be designed as continuing care facilities. The ground floor may be available for commercial uses. The uses permitted within the building are determined by the approved site plan.</p>
2. Ground Level Treatment	<p>[a]. Raised Entries: To provide privacy, all residential entrances within 15 of the sidewalk shall be raised from the finished grade (at the building line) a minimum of 1½ feet.</p> <p>[b]. Porches: Useable porches and stoops should form a predominate motif of the building design and be located on the front and/or side of the building. Useable front porches are at least six (6) feet deep and twelve (12) feet in width.</p> <p>[c]. Crawlspace: The crawlspace of buildings shall be enclosed.</p>		
3. Façade	Not applicable	<p>[a]. Detailed Design: All building elevations visible from the street shall provide doors, porches, balconies, and/or windows. A minimum of 60% of front elevations, and a minimum of 30% of side and rear building elevations, as applicable, shall meet this standard. “Percent of elevation” is measured as the horizontal plane (lineal feet) containing</p>	

		doors, porches, balconies, terraces and/or windows. This standard applies to each full and partial building story.
4. Roof and Eaves	<p>[a]. Main roofs on detached house and townhouse buildings shall have a pitch between 8:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall have a pitch less than 4:12. A pitched roof shall be profiled by eaves a minimum of 6 inches from the building face or with a gutter.</p> <p>[b]. Overhanging eaves may expose rafters. Flush eaves shall be finished by profiled molding or gutters.</p> <p>[c]. All rooftop equipment shall be screened from view.</p> <p>[d]. Apartment/Loft buildings may have roof pitches less than 3:12 and flat roofs, however such roofs will require a parapet wall.</p>	

	b. Detached House	c. Townhouse	d. Apartment/Loft Building
5. Garage	<p>[a]. Garage doors are not permitted on the front elevation of any detached house on a lot less than 50 feet wide.</p> <p>[b]. Garages with front loading bays shall be recessed from the front facade of the house by a minimum of five (5) feet and visually designed to form a secondary building volume. Garage doors shall be a minimum of twenty (20) feet from the back of sidewalk.</p> <p>[c]. At no time shall the width of an attached garage exceed 40% of the total building facade.</p>	<p>[a]. Garage doors are not permitted on the front elevation.</p>	
6. Materials	[a]. Building Walls: Residential building walls shall be primarily clad		

	<p>in wood clapboard, cementitious fiber board, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, vinyl, or synthetic materials similar and/or superior in appearance and durability.</p> <p>[b]. Roof Materials: Residential roofs shall be clad in wood shingles, standing seam metal, terne, slate, dimensional asphalt shingles or synthetic materials similar and/or superior in appearance and durability.</p>		
7. Dimensional Standards			
[a]. Lot Width ¹ (<i>Minimum</i>)	30 ft	n/a	n/a
[b]. Front Setback ² (<i>Minimum</i>)	10 ft	0 ft	0 ft
[c]. Front Setback ² (<i>Maximum</i>)	n/a	25 ft	25 ft
[d]. Front Yard Encroachment ³	5 ft	5 ft ⁵	8 ft ⁵
[e]. Side Setback (<i>Minimum</i>)	20% of lot width ⁶	10 ft between buildings	10 ft between buildings
[f]. Rear Setback (<i>Minimum</i>)	5 ft	5 ft	5 ft
[g]. Rear Setback from Alley ⁴ (<i>Minimum</i>)	15 ft from centerline	15 ft from centerline	15 ft from centerline

¹ For lots less than 50 feet wide and multi-family uses, alley/rear access to all off-street parking areas is required. For lots greater than 50 feet wide, access to off-street parking is permitted from the fronting street or alley.

² Unless setbacks for specific streets are established by an approved Redevelopment Plan.

³ Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

⁴ For lots that provide access to off-street parking from an alley

⁵ Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the County and/or SCDOT.

⁶ In new developments, the entire setback may be allocated to one side with a minimum of 6 feet of total building separation, providing the setback condition is consistent with the block.

	e. Mixed-Use Building	f. Commercial Building
1. Building Type Defined	A multi-story small scale structure which can accommodate a variety of uses. A group of mixed-use buildings can be combined to form a mixed-use neighborhood center. Individual mixed-use buildings can be used to provide some commercial service, such as a neighborhood store, in close proximity to homes. The Mixed-	A single or multi-story medium to large structure which generally accommodates automobile-oriented uses that are found along major thoroughfares. A group of commercial buildings can be combined to form a community center. This building type provides convenient automobile access from the fronting thoroughfare, while

	Use Building typically has 1 yard (Rear) though variations include a small front plaza or courtyard to provide public space for outdoor seating as well as a building with complete lot coverage where an alternative to on-site surface parking is provided.	minimizing the negative impacts of parking lots on an active pedestrian realm. The Commercial Building typically has 1 yard (Rear) though variations include: (1) a small front plaza or courtyard to provide public space for outdoor seating; or (2) a building with complete lot coverage where parking is handled in a manner other than on-site surface parking.
2. Minimum Height	2 Stories	Not Applicable
3. Ground Level Treatment	<p>[a]. Street Walls: The first floors of all mixed-use and commercial buildings shall be designed to encourage and complement pedestrian-style interest and activity by incorporating the following elements:</p> <p>[b]. Canopies/Awnings: A building canopy, awning, or similar weather protection may be provided and should project a minimum of 3-5 feet from the façade.</p> <p>[c]. Blank Walls: Expanses of blank walls may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)</p> <p>[d]. Ventilation grates or emergency exit doors located at the first floor level in the building facade, which are oriented to any public street, shall be decorative.</p>	
4. Fenestration	<p>[a]. Windows and Doors: The first floor of all buildings fronting directly on a street shall include transparent windows and doors arranged so that the uses inside are visible from and/or accessible to the street on at least 60% of the length of the first floor building elevation along the first floor street frontage.</p> <p>[b]. Building Entrances: A primary entrance facade shall be oriented toward the street, be designed for the pedestrian, and be distinguishable from the rest of the building. Such entrances shall provide a sense of entry and add variety to the streetscape. Additional entrances may be oriented toward side or rear parking lots. Service entrances for shipping and receiving shall be oriented away from the public street.</p>	

	e. Mixed-Use Building	f. Commercial Building
5. Materials	<p>Building Walls: Commercial building walls shall be brick, stone, cementitious fiber board, or wood clapboard. Regular or decorative concrete block and EIFS-type stucco may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.</p>	

6. Dimensional Standards		
[a]. Lot Width ¹ (<i>Minimum</i>)	32 ft	32 ft
[b]. Front Setback ² (<i>Minimum</i>)	0 ft	0 ft (10 ft from major arterials)
[c]. Front Setback ² (<i>Maximum</i>)	10 ft	20 ft (minor arterial/collector) 50 ft (major arterial)
[d]. Front Yard Encroachment ³	8 ft ⁵	8 ft ⁵
[e]. Side Setback (<i>Minimum</i>)	0 ft within development, otherwise 5 ft	0 ft within development, otherwise 5 ft
[f]. Rear Setback (<i>Minimum</i>)	0 ft	0 ft
[g]. Rear Setback from Alley ⁴ (<i>Minimum</i>)	0 ft	0 ft

¹ For lots less than 50 feet wide and multi-family uses, alley/rear access to all off-street parking areas is required. For lots greater than 50 feet wide, access to off-street parking is permitted from the fronting street or alley.

² Unless setbacks for specific streets are established by an approved Redevelopment Plan.

³ Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

⁴ For lots that provide access to off-street parking from an alley

⁵ Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the County and SCDOT.

(3) Landscaping, Bufferyard, and Screening Standards:

- a. Bufferyards: Where a proposed use in a CRD Overlay District abuts a lower impact residential use in a residential zoning district outside of the CRD District, landscaping and bufferyards shall be provided in accordance with Section 26-176 of this chapter. However, in order to provide a continuous pedestrian transition for residential neighborhoods and commercial areas within CRD developments, institutional, office/commercial, or recreational land use categories shall not be separated from residential land use categories by berms or buffers.
- b. Solid Waste Storage Areas: All trash containment devices – including compactors, dumpsters, commercial roll-out bins, and areas for storing cardboard – shall be located and designed so as not to be visible from the view of nearby streets and properties and shall be placed in the side or rear yards only, away from pedestrian circulation routes.

1. In all cases, trash containment devices shall be enclosed to prevent windblown litter. The enclosure shall be at least as high as the highest point of the container.
 2. The enclosure shall be made of a material that is opaque at the time of installation and compatible with and/or similar to the design and materials of the principal building. Landscaping that will reach at least 6 feet in height at maturity shall be provided around the enclosure where it abuts a single family residential use or zoning district.
- c. Mechanical and Utility Equipment: Mechanical and utility equipment shall be screened from view from nearby streets and properties in the same manner as trash containment areas. If the equipment is not visible off-site, then it need not be screened. The type of screening used shall be determined based on the proposed location of the equipment, existing site conditions, and the type and amount of existing and proposed vegetation on the site.
1. Ground Mounted: Ground mounted equipment shall be located in the rear or side yard and screened.
 2. Roof Mounted: Such equipment located on the roof of the building shall be made invisible from nearby streets and properties through the use of setbacks from the edge of the roof or through the use of a screen exceeding the height of the equipment and using building materials and design which are compatible with those used for the exterior of the building.
- (4) Parking/Loading Standards: Except as otherwise provided in this section, parking and loading facilities shall be provided as required by Section 26-173 and Section 26-174 of this chapter. However, due to the intended pedestrian nature of the CRD Overlay District area, minimum parking requirements are reduced, parking maximums established, on-street parking encouraged, and bicycle parking required.
- a. Off-Street parking:
1. Parking Ratios for Motor Vehicle Parking:

Use Type	Auto Parking Spaces ¹	
	Minimum Required	Maximum Permitted
Residential	1 per unit	2 per unit
Lodging	1 per room or suite	
Office/Service Uses	1 per 1000 sq ft	3 per 1000 sq ft
Retail Uses	1 per 1000 sq ft	3 per 1000 sq ft
Restaurants	1 per 4 seats	1 per 2 seats
Entertainment/ Recreation Uses	1 per 1000 sq ft	6 per 1000 sq ft
Theaters	1 per 4 seats	
Civic/Institutional (Schools)	1 per 1000 sq ft	
Civic/Institutional (Non-Assembly Uses, e.g. Hospital, Public Safety Station)	1 per 1000 sq ft	
Civic/Institutional Uses (Assembly Uses Only, e.g., Religious Institutions)	1 per 8 seats (or 1 per 12 ft for benches or pews)	

¹ All square footage is in gross square feet.

2. Small retail and service/business uses: Uses involving a gross floor area of less than twenty-five hundred (2,500) square feet shall not require on-site parking, provided that the required parking is available within a six hundred (600) foot radius of the activity.
3. Shared Parking: Shared parking is encouraged for all uses and shall meet the requirements of Section 26-173(e)(2).
4. Location:
 - [a] No off-street parking shall be located within any front yard except parking for disabled or drop off spaces.
 - [b] For non-residential buildings, no more than 33% of the lot width may be allocated to parking on the side of the building. Commercial and Mixed-Use buildings that provide 100% of the parking to the rear of the building shall be permitted one additional story of height above the maximum building height permitted.

[c] All off-street parking spaces for townhouse and multi-family buildings shall be in the rear yard only and access to any garages shall be from the rear.

[d] Parking areas in the side yards shall be located a minimum of 10 feet behind the frontage line of the building.

[e] Where primary parking abuts sidewalks or roads within the CRD District, screening, a minimum of four (4) feet in height, shall be erected on the frontage line, where primary parking lots are located. This screening requirement may be met by the use of walls or densely planted vegetation, providing for visual obstruction of the parking area from the abutting road(s).



Where primary parking abuts sidewalks or roads, screening, a minimum of four (4) feet in height, shall be erected on the frontage line.

[f] Primary parking lots (over 24 spaces) and parking garages shall not:

[1] Abut street intersections;

[2] Be located adjacent to squares or parks; or

[3] Occupy lots which terminate a street vista.

5. Paving Material: Surface parking spaces provided in excess of the minimum required shall be paved with porous paving blocks or other engineered, permeable paving material.

6. Connections: Adjacent parking lots shall have vehicular connections and/or shall have vehicular connections from an alley.

7. Transit Stop Provision: Developments that provide a covered transit stop with seating and approved by the Central Midlands Regional Transit Authority (CMRTA) along an existing or planned transit route shall be allowed to reduce their required off-street parking by ten (10) spaces.

- b. **On-Street parking:** On-street parking is encouraged on all streets in CRD Districts. On-street parking shall count toward any minimum parking requirements. The provision of on-street parking on thoroughfare or collector streets within the CRD Overlay District will require the coordination with SCDOT and appropriate County agencies and may require modification of the existing curbline at the expense of the property owner or developer.
- c. **Bicycle Parking:** Bicycle parking for all non-residential uses and for residential uses of more than four (4) units per building is required. Bicycle parking shall be provided based on the use of the building and the number of motor vehicle parking spaces. Where fewer than 2 bicycle spaces are required, at least two spaces or one rack must be provided.

Use Type	Required Bicycle Parking Spaces per 100 Auto Spaces	Maximum Number of Bicycle Spaces
Multi-family Residential (4 or more units/building only) Office/Business Services Retail Trade (except Lodging) Institutional/Civic (Non-Assembly Uses)	5	20
Lodging Wholesale/Manufacturing/Industrial Institutional/Civic (Assembly Uses Only)	2	20
Institutional/Civic (Schools)	10	No max.

1. **Required Racks:** “Inverted U” type racks or other racks that support the bicycle at two points on the bicycle frame are required. A single inverted U rack shall count as two bicycle parking spaces. Long term bicycle parking, which protects the entire bicycle and its components from theft, vandalism, and weather (such as bike lockers, locked rooms) may be provided for use by employees, residents, and students and may count toward fulfillment of the bicycle parking requirements.



Photo by City of Charlotte

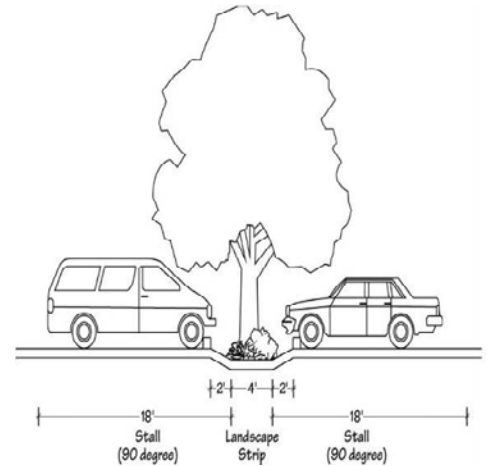
Example of an “Inverted U” bicycle rack. This rack will hold two bikes.

2. **Bicycle Rack Siting and Dimensions:**

- [a] Racks shall be secured to the ground on a hard surface such as concrete, asphalt, or unit pavers.
 - [b] Each bicycle parking space shall provide six (6) feet by two (2) feet in area per bicycle plus the area needed for access.
 - [c] Bicycle racks shall be located no closer than five (5) feet from any wall or three (3) feet from face of curb to provide adequate space for access and maneuvering.
 - [d] At least four (4) feet between parallel racks shall be provided for access.
 - [e] Bicycle racks installed on sidewalks shall provide for a clear, unobstructed width of at least five (5) feet for pedestrians and shall be installed parallel to the curb.
 - [f] Racks should be placed along a major building approach line and clearly visible from the approach and no more than 50 feet from building entrances or no further than the closest motor vehicle parking space, whichever is less. Rack placement should allow for visual monitoring by persons within the building and/or persons entering the building.
 - [g] If required bicycle parking is not visible from the street or main building entrance, a sign shall be posted at the main entrance indicating the location of the parking.
 - [h] Uses with several major, actively used entrances shall locate a portion of the required bicycle parking at each entrance.
- d. Loading: Loading areas shall be to the rear of the principal building and may adjoin alleys or parking areas.
 - e. Parking Area Landscaping: Parking lots shall be landscaped in accordance with the standards in Section 26-176(g), Vehicular Surface Area Landscaping, except as specified below.

1. Vehicle Surface Area Interior Landscaping: Vehicle parking areas are to be planted with one (1) large shade tree for every five (5) parking spaces.
2. Bioretention: Required Vehicle Surface Area Interior Landscaping (Section 26-176(g)(3)) may be substituted with one or more consolidated bioretention areas with minimum side dimensions measuring at least 38 X 12 feet each. Bioretention areas shall be designed and landscaped to trap and mitigate runoff from paved surfaces consistent with the description and intent of EPA Storm Water Technology Fact Sheet - Bioretention (EPA 832-F-99-012, September 1999), or equivalent. Bioretention areas may be sited anywhere in the parking lot that is convenient to capture stormwater and manage parking lot traffic and facilitate pedestrian use, including adjacent to and connecting with vegetated areas on the perimeter of a parking lot. Bioretention areas shall be considered part of the minimum required open space.
3. A portion of a parking space may be landscaped instead of paved, as follows:

[a] The landscaped area may include up to 2 feet of the front of the parking space as measured from a line parallel to the direction of the bumper of a vehicle using the space, as shown at right;



[b] Landscaping must be ground cover plants; and

[c] The landscaping may count towards any parking lot interior landscaping requirements and toward any overall site landscaping requirements. However, the landscaped area does not count toward perimeter landscaping requirements.

Required parking landscaped areas may include up to 2 feet of the front of a parking space as measured from a line parallel to the direction of the bumper of a vehicle using the space, as shown.

4. **Garbage Receptacles:** For every 100 parking spaces, one garbage receptacle shall be provided and centrally located in parking areas.

f. **Parking Structures:**

1. **Liner Buildings Required:** The ground-level of a parking structure shall be wrapped by retail, office or some other active use along at least the primary façade. All levels of a structured parking facility shall be designed and screened in such a way as to minimize visibility of parked cars from surrounding streets.
2. **High-Quality Materials:** Parking structure facades shall be treated with high quality materials and given vertical articulation and emphasis compatible to the principal structure. The façade should be designed to visually screen cars. In no instance will rails or cabling alone be sufficient to meet this screening requirement.
3. **Clear Entries:** Pedestrian entries shall be clearly visible. The vertical circulation should not be located in the center of the structure or so that it is difficult or circuitous to locate.
4. **Vents and Utility Openings:** In addition to the above requirements, in the event that any openings for ventilation, service, or emergency access are located at the first floor level in the building façade, then they shall be an integral part of the overall building design. These openings as well as pedestrian and vehicular entrances shall be designed to minimize visibility of parked cars. The remainder of the street level frontage shall be either commercial space or an architecturally articulated façade designed to minimize the visibility of parked cars.

- g. **Circulation Drives:** Along major thoroughfares, a circulation drive may be permitted around the front of the building but may not encroach into the front setback or any required landscape area. If provided, this drive shall be designed to be the minimal width required for one-way circulation (not to exceed 12 feet in width) and shall be constructed using alternative paving treatments such as pavers or stamped concrete.

(5) **Sidewalk and pedestrian amenities:**

a. Sidewalks: Sidewalks shall be constructed along both sides of all streets in CRD overlay districts.

1. Sidewalks on local streets shall be a minimum of 5 feet in width.

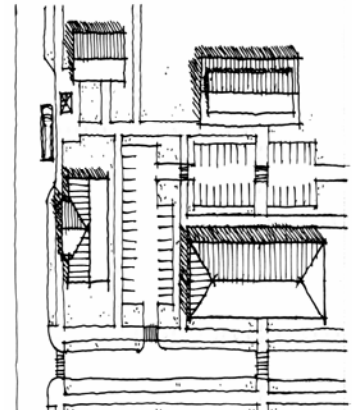
2. Sidewalks on collectors or arterials shall be a minimum of 6 feet in width. Sidewalks should be a minimum of 8 feet in front of retail uses within 10 feet of the right-of-way. Sidewalks located in a mixed-use area with sidewalk-fronting, ground-floor retail and on-street parking may extend from the back of curb to the buildings and/or plaza areas and shall be a minimum of 12 feet wide. When outdoor, café-seating is expected, the sidewalk shall be a minimum of 16 feet wide.



Typical sidewalks in mixed-use commercial areas should be 12-16 feet wide to encourage outdoor seating while providing adequate passing clearance

b. Pedestrian Network:

1. Developers shall provide a complete network of pedestrian paths that interconnect building entrances, parking, transit stops, public sidewalks and crosswalks, adjacent properties, adjoining off-street paths, and other key destinations on or adjacent to the site. If no immediate benefit can be derived from pedestrian links between adjoining properties, a future at-grade link shall be provided for through a construction easement to the adjoining property.



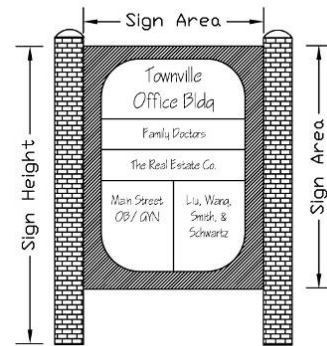
Provide a complete network of pathways and sidewalks to buildings and through parking areas

2. Pedestrian pathways shall be provided from buildings to the sidewalk and through parking areas to ensure safe, direct, and convenient pedestrian access to building entrances and off-street parking.

(6) Signs: Sign standards shall be governed by Section 26-180 of this Chapter with the following exceptions:

- a. Existing signs not conforming to the standards above shall be governed by the provisions of sub-section 26-180(o), Non-conforming Signs. Furthermore, all existing non-conforming signs must be removed in order to utilize the CRD Overlay provisions.
- b. No permanent detached pole signs shall be permitted in the CRD District.

c. Ground mounted or monument signs are allowed as follows:



- 1. Not to exceed 5 feet in height and forty (40) square feet in area per side.
 - 2. Up to an additional fifteen (15) square feet of sign area is permitted for a monument sign that has a rock or brick base and a routed or sandblasted sign that is made out of wood.
 - 3. Located behind the right-of-way and out of any sight distance triangle prescribed by SCDOT and Richland County Public Works.
- d. No outdoor advertising signs will be permitted.
 - e. Signs are allowed to project nine (9) feet into the required setback or one-half the width of the required setback, whichever is less. A minimum overhead clearance of eight (8) feet from the sidewalk must be maintained.
- (7) Recreation/Open Space Standards: All CRD developments that include residential units shall be required to dedicate open space. The amount of useable open space required for dedication shall be determined using the Open Space Dedication Matrix below. Unless otherwise specified below, the requirements of Section 26-184 of this chapter shall apply.
- a. Open Space Dedication Requirements: This matrix has been developed with regard to the availability of accessible open space in close proximity to the proposed development. Credits are granted to developments within a ¼ mile (5 minute) walk (along sidewalks or other pedestrian access) to existing, publicly dedicated open space (parks, greenways, etc.). Developments that

are adjacent to existing publicly dedicated open space are granted a fifty (50%) percent reduction in required dedication.

Required Open Space		
REQUIRED OPEN SPACE PER RESIDENTIAL UNIT	Base open space required	200 sq ft per residential unit
	Within ¼ mile of public park	100 sq ft per residential unit
	Adjacent to public park	None required
Mixed-Use Development		2% of Lot or Development

b. Payment in Lieu of Dedication of Open Space:

1. The County Council may, at its discretion, accept either an equitable amount of land in another location within ½ mile of the development site or a fee paid to the County in lieu of dedication. A combination of recreational open space dedication and payments-in-lieu of dedication may be permitted. The following formula shall be used to determine the fee:

$$\frac{\text{Post Development Appraised Value of Entire Development} \times \text{Required Recreational Open Space Dedication}}{\text{=Payment in Lieu Dedication Fee}}$$

2. The Post Development Appraised Value of the entire development shall be established by an appraiser who is a member of the American Institute of Real Estate Appraisers.
3. Payments-in-lieu-of-dedication shall be approved as part of the development plan. Any disagreement in the amount of required payment shall be resolved by conducting a professional appraisal of the fair market value of the property. The professional appraiser shall be mutually agreed upon by the developer and County. An appraiser shall be appointed by the County should an agreement not be reached. All payments made in lieu of dedication shall be made at the time of preliminary plat approval. Failure to submit the required fee along with such applications will delay approval of such submissions until payment is

rendered. All funds received for payment in lieu of dedication shall be deposited in a special fund or line item to be used only for the acquisition, development, or redevelopment of public recreation space within the CRD Overlay District or other approved location.

4. Reasons for payments-in-lieu-of-dedication may include, but are not limited to, proximity to existing public parks and/or existing topographic or geographic conditions.

c. Open Space Improvement Standards:

1. Inaccessible Land: No more than 25% of open space may be provided in “inaccessible land”, including: any land where no zoning or building permits may be issued (such as dedicated easements and rights-of-way – except those existing only to protect underground utilities such as water or sewer lines – wetlands, bodies of water, etc., as determined by County Planning staff); and, any land with a post-development slope greater than 3:1, which would severely limit its usefulness as open space.
2. Natural Areas: Significant stands of trees, streambed areas, and other valuable topographic features shall be preserved within the required open space areas where practical. Areas noted on the adopted Redevelopment Plan as open space should be preserved and dedicated where practical and feasible and may be left unimproved in accordance with the plan (e.g., greenways).
3. Location: The design and location of public open space on a site is perhaps the most important determinant in a successful pedestrian environment. To ensure that public open space is well-used, it is essential to locate and design it carefully.

- [a] Public open space should be fronted by streets and buildings to encourage their use and patrol their safety.



Public open space may be raised from the street grade and/ or have on-street parking along its perimeter to help define its edges

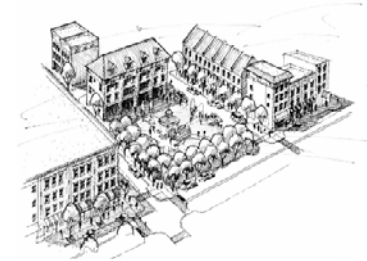
- [b] The space should be located where it is visible and easily accessible from homes and public areas (building entrances, streets, sidewalks). No

residential unit shall be more than one thousand (1,000) feet from any dedicated open space.

[c] Take views and sun exposure into account in design and location.

[d] The space should be well-buffered from moving cars so that users can enjoy and relax in the space.

[e] The space may be visible from streets or internal drives but should not be wholly exposed to them.



An "outdoor room" is created by surrounding an open plaza or greenspace with buildings

[f] Partially enclose the space with building walls, freestanding walls, landscaping, raised planters, or on-street parking to help buffer it and create comfortable "outdoor rooms".

4. Public Seating: Publicly accessible places to sit in the public realm are important not only as basic amenities, but also in encouraging casual social interaction. Seating can be both formal and informal, including both park benches on the tops of garden walls or monumental stairs at the entrance to public buildings. Planter walls should be set at a maximum height of 2½ feet to allow for their use as seating. Moveable chairs and sidewalk cafes are strongly encouraged in public open spaces in the CRD Overlay District.

5. Minimum Amenities: The following requirements apply to squares, plazas and other urban open spaces in the CRD Overlay District:

[a] One (1) tree (3 inch caliper minimum measured 6" above the ground at installation) to be planted in at least 350 square feet of soil for every 1,000 square feet of provided open space.



Photo by Cole Jensen & Stone

Provide amenities such as landscaping and seating in open space to encourage its use.

[b] A minimum of twenty-five (25) linear feet of seating should be provided for every 1,000 square feet of open space. Seating

should be more than 12 inches and less than 30 inches in height and not less than 16 inches in depth. Seating more than 28 inches in depth and accessible from two sides should count double. Moveable chairs are encouraged and each count as 2 ½ linear feet of suggested seating.

- [c] At least half of the open space should be at street level.
- [d] Playground equipment, statues, and fountains, if provided, should be located toward the interior of squares and parks.
- [e] One (1) water tap for each five thousand (5,000) square feet of each landscaped open space.
- [f] One (1) garbage receptacle for each five thousand (5,000) square feet of each physically separated open space.

(8) Building Design and Operation Standards:

a. Lots and Buildings:

1. Lot Frontage: All lots shall front a street, square or common open space. (Exception: Buildings which are interior to a site that has buildings that otherwise meet the frontage requirement).
2. Corner Lots: Buildings located at street intersections must place the main building, or part of the building, at the corner.
3. Setbacks: A building may be set back to create an “outdoor room” or patio/café seating.
4. Adjacent Lots: For similarly used properties, the grade of adjacent lots should match where the properties meet. If there is a significant grade difference, development should create an attractive transition using creative grading and landscaping or a decorative retaining wall, incorporating vehicular and pedestrian cross-access. Avoid using a blank or unscreened concrete retaining wall or rock covered slope.

5. Termination of Vistas: Important street vistas (such as along gateways and primary pedestrian streets) should terminate in a focal point, such as a building or other architectural or landscape feature.

6. General Building Design Standards:

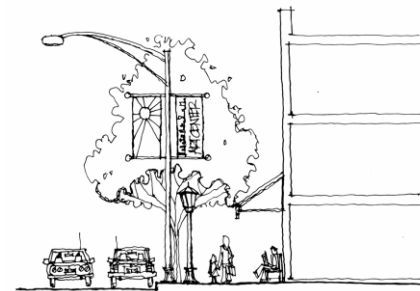
[a] Entryway: The main entrance of all principal structures shall open to a road, square, or common open space of at least twenty (20) square feet in area.

[b] Architectural Style: The building design standards of this Chapter intentionally do not mandate a particular style and permit a wide variety of architectural expressions. However, when a design exhibits a known architectural style (i.e., Colonial, Victorian, Classical Revival) the details shall be consistent with that style unless the local architectural vernacular of Richland County provides an alternate precedent for a detail or element.

(9) Streets: Streets in the CRD Overlay District should permit the comfortable use of the street by motorists, cyclists, and pedestrians. Pavement widths, design speeds, and the number of vehicle lanes should be minimized without compromising safety. The specific design of any given street must consider the buildings which front on the street and the relationship of the street to the area's street network.

a. Connectivity: Streets shall interconnect within a development and with adjoining development. Street stubs should be provided with development adjacent to open land to provide for future connections.

b. Streetscape Design: All new development or expansions to existing development shall be required to build or upgrade their street frontage in accordance with the following standards or standards established in an adopted Redevelopment Plan:



A typical mixed-use streetscape in a commercial area with on-street parking, lighting, street trees, seating, and sidewalks.

1. On-Street Parking: All

on-street parking should be parallel. Angle parking is permitted in front of high traffic retail locations and where the posted speed is 25 mph or less.

2. Access Management: Developments should minimize or eliminate curb cuts (driveways) along arterials. In general, curb cuts should be spaced no closer than 600 feet apart.
 - [a] Where possible, vehicular access should be shared with the adjacent properties and/or alleys should be utilized for access. Developments that share access may reduce their required Vehicle Surface Area Interior Landscaping requirements by twenty-five (25%) percent.
 - [b] Where a development is sited at a corner location, primary access shall be from the secondary street.
 - [c] All lots, parcels, or any other division of land adjacent to an arterial roadway may be allowed driveways or street connections in accordance with the following table:

Parcel Frontage (feet)	Number of Driveways Allowed
< 600	1
601-1200	2
>1201	3

3. Curb-Return Radii: Curb radii shall be designed to reduce pedestrian crossing times along all streets requiring sidewalks. In general, curb radii should not exceed twenty (20) feet.
4. Curbs and Drainage: Standard curbing is required along all streets with on-street parking. All drainage grates, if provided, must be safe for bicyclists (grating must be perpendicular or diagonal to the street centerline).
5. Street Trees/Planting Strips: Street trees shall be planted between the street and the sidewalk for all new development. Trees shall be planted in planting strips or in tree wells with tree grates located between the curb and the sidewalk. Street trees shall substitute for required Street Protective Yard requirements (Section 26-176(e)), except where buildings are set back more than forty (40) feet from

the right-of-way, in which case street trees and Street Protective Yards shall be required.

- [a] Shade trees shall be installed at a minimum average distance of forty (40) feet on-center. Where overhead utilities exist prior to development, ornamental trees shall be substituted.
 - [b] Planting strips shall have minimum width of six (6) feet where ornamental trees are to be used and eight (8) feet where shade trees are required.
 - [c] Trees shall be planted in tree wells with tree grates in areas of mixed-use development where street frontages contain ground floor retail uses and on-street parking.
 - [d] A consistent variety and species of street trees shall be maintained by street, but adjacent streets shall use different species for variety and as a precaution against blight.
6. Outdoor Seating: Where uses such as outdoor seating for cafés and restaurants use the public sidewalk, there shall be a minimum of four (4) feet of clearance for adequate passing distance by pedestrians.
 7. Street Lighting: Street furnishings in residential and retail areas shall include decorative, pedestrian-scale street lights no taller than twelve (12) to eighteen (18) feet.
 8. Roadway Design: The road standards for the CRD Overlay District may be different from those set forth in Sec. 26-181 of this chapter, but must be approved by the county engineer during the CRD Overlay District review process. Reduced roadway widths are encouraged for traffic calming and due to a pedestrian-oriented approach to travel in a CRD Overlay District.
 9. Alleys: Alleys are encouraged at the rear of building lots within the CRD District, except when topography or physical features makes such alleyways impractical. Dead end alleys are prohibited.
 10. Street furnishings: Street furnishings shall be included in the CRD District streetscapes. Such furnishings shall

include, but not be limited to: pedestrian scale decorative street lights, benches, trash cans, and bicycle parking racks.

11. Traffic Impact Assessment: A Traffic Impact Assessment, conducted by a registered engineer, must accompany a submission for all CRD Overlay District developments with an estimated trip generation of 3,000 vehicles per day or greater during an average weekday based on a five day national average as defined in the ITE Trip Generation Manual. The plan shall analyze the multi-modal transportation impacts of the proposed development and include proposals for handling all impacts noted. (Typically, the following developments meet or exceed the 3,000 vehicles per day threshold: 300 residential units; 55,000 square feet of retail; 250,000 square feet of office space; 350 room hotel.) (Ord. 038-09HR; 7-21-09)
 12. Utilities: To the extent possible, utilities (and associated pedestals, cabinets, junction boxes, and transformers), including electric, cable, telephone, and natural gas service, shall be located within alley right-of-ways, or behind buildings. Domestic water service and sanitary sewer must be located in such a way to cause the least impact to the streetscape planting strip and required street trees. Unless otherwise approved by the Planning Commission and the County Council, all utilities shall be placed underground.
- (e) Site Plan. The CRD site plan shall include all aspects of the spatial relationships proposed for the development, including:
- (1) Layout and dimensions of lots, setbacks, roadways, alleys, open spaces and all information required to define the relationships within the streetscapes;
 - (2) Street Sections; and
 - (3) Building elevations.
- (f) Consistency with the Comprehensive Plan. The proposed Redevelopment Plan Area must be consistent with and compliment the *Richland County Comprehensive Plan*, the land use plan, and the capital improvement plan for the planning area in which it is located. In addition, it is recommended that the Redevelopment Plan be more clearly defined in the Comprehensive Plan update.

Sec. 26-110. DBWP Decker Boulevard/Woodfield Park Neighborhood Redevelopment Overlay District. (Ord. 005-09HR; 2-17-09)

- (a) *Purpose.* The DBWP Neighborhood Overlay District is intended to promote the revitalization of the existing vacant, neglected or abandoned residential property in this area. This is sought through encouraging the reinvestment in and reuse of these locations in a manner that promotes the infill for housing, consistent with the Comprehensive Plan for Richland County. This infill revitalization initiates many housing and economic opportunities and promotes more socially active and environmentally responsible communities in conjunction with public, private and community organizations.

- (b) *Applicability/Establishment.*
 - (1) The DBWP Neighborhood Overlay District may be approved and designated by County Council for any area within the county that has already had a Master Plan approved and adopted by the County Council; provided, however, the standards of such district shall remain optional, as described in subparagraph (2), below.

 - (2) Once a DBWP Neighborhood Overlay District is applied to a designated area of the county, the development standards of the underlying district shall remain in place until such time as a property owner applies to the Planning and Development Services Department to have the standards of the DBWP Neighborhood Overlay District apply to his/her property. Only one set of standards shall apply to any one parcel of land, and a property owner is not allowed to simultaneously use the development standards of both districts.

- (c) *Permitted uses.* In addition to uses permitted in the underlying zone, the following uses are permitted in the DBWP Neighborhood Overlay District:
 - (1) *Residential.*
 - a. One single-family detached dwelling and one accessory structure (which may contain a dwelling unit) per lot is allowed.

 - b. Duets, Triplexes, attached Single Family Dwellings, townhomes and other single and multi-family dwelling units (up to four) that meet required overlay setback standards [see subsection (e) (1) below].

 - c. Home occupations are allowed if the use is clearly secondary to the use of the dwelling for residential purposes, and does not change the residential character of the dwelling.

- (2) *Commercial/Employment.* Small-scale commercial and mixed use development is allowed, subject to special standards. Commercial/employment uses may be mixed vertically or horizontally with residential uses. First floor space of a multi-floor building (live/work units) shall be restricted to non-residential use, if such building is located on a corner lot or is on a lot that is contiguous to a commercial use, in areas of predominately commercial uses, along Decker Boulevard and where the following roads run northeast to their intersections with Dupont Drive: Foxcroft Road, Omega Drive, Quiet Lane, Robin Nest Road, Castle Pinckney Road, Coral Vine Lane, and Cermack Street, Percival Road, and East Boundary Road.

All sites shall have frontage onto a collector or arterial street. Hours of operation shall be limited from 6:00 am to 10:00 pm. The uses displayed below and individually listed in Table 26-V-0 are permitted, with the exception that an individual use shall not exceed one thousand to five thousand (1,000 - 5,000) square feet in gross floor area:

- a. Daytime Child Care Facilities
- b. Food establishments
- c. Business, Professional and Personal Services (including specific repair services)
- d. Light Retail
- e. Other uses similar to those listed in a.- d., above (subject to approval by the Planning Staff and Planning Commission).

- (3) *Civic/Institutional.* Civic or institutional uses listed in table 26-V-0 shall be integrated vertically or horizontally with residential. Locations are restricted to parcels that exist along streets detailed for commercial/employment use.

- (d) *Minimum lot area:* 5,400 square feet, or as determined by DHEC, but in no case shall it be less than 5,400 square feet.

- (e) *Design Standards.* Design Standards are adopted to ensure the physical character of projects within the DBWP and to allow the optional development and redevelopment of land consistent with current neighborhood character, along with a traditional neighborhood design approach, to guide this district under smart growth principles.

- (1) *Compact Design.* In order to create a compact design that encourages the Traditional Neighborhood Design (TND) approach, the following

standards of density and dimensions will be included in any DBWP proposal. The setbacks for residential dwelling units and mixed residential development (excluding open spaces) shall be determined as follows:

a. *Building Setback, Front.*

1. Single-family detached residences shall have a building setback with a minimum of ten (10) feet and a maximum of fifteen (15) feet.
2. Single-family attached residences, multi-family residences, and mixed use buildings shall have a building setback with a minimum of five (5) feet and a maximum of ten (10) feet; provided, however, if the building is on a major arterial road, a ten (10) foot setback is required.

b. *Building Setback, Rear - Residential.* The principal building on lots devoted to any residential use, including mixed-use, shall be setback no less than five (5) feet from the rear lot line.

c. *Side Setbacks.*

1. Provisions (through plan review) for zero lot-line single-family and multi-family dwellings shall be made, provided that a reciprocal access easement is recorded for both lots and townhouses or other attached dwellings, and provided that all dwellings have pedestrian access to the rear yard through means other than the principal structure.
2. Mixed uses require a side setback at a minimum of five (5) feet between parcels.

d. *Green Space.*

1. Green Space shall be required regardless if the residential use is located in an existing, expanded, or new structure.
2. The amount of green space must encompass at least ten percent (10%) of the effective lot area.

(2) *Architectural Standards for New Structures.* A variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character that is consistent with the maintained existing DBWP housing stock and blends TND techniques.

a. *Guidelines for New Structures.*

1. *Height.* New structures within the DBWP district shall be no more than three (3) stories for single-family residential, or five (5) stories for multi-family residential, or mixed use.

Exceptions: If the multi-family or mixed-use development is located adjacent to residentially designated parcels and the maximum building height allowed for the commercial district exceeds that allowed for the adjacent residential district, the maximum building height shall be fifty-two (52) feet. For those areas of parcels within fifty (50) feet of any property with a general plan density designation of ten units per acre or less, the building massing shall step down to thirty (30) feet to address the scale of the adjacent development.

2. *Entries and Facades.*

[a] The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public street or courtyard.

[b] The front facade of the principal building on any lot in the DBWP district shall face onto a public street.

[c] The front facade shall not be oriented to face directly toward a parking lot.

[d] Porches, pent roofs, roof overhangs, hooded front doors, or other similar architectural elements shall define the front entrance to all residences.

[e] Porches: usable porches and stoops should form a predominate motif of the building design for single residential buildings and be located on the front and/or side of the building. Usable front porches are at least six (6) feet deep and twelve (12) feet in width.

[f] Raised entries are required to provide privacy, all residential entrances within fifteen (15) feet of the sidewalk shall be raised from the finished grade (at the building line) a minimum of 1½ feet.

[g] For multi-family and multi-use buildings, a

minimum of fifteen percent (15%) of the front facade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior.

3. *Design Requirements.* In order to encourage the compatibility of new infill duplex and attached single-family development with the surrounding neighborhood, all new infill shall utilize at least (4) of the following design features:

- [a] Dormers.
- [b] Recessed entries.
- [c] Cupolas.
- [d] Bay or bow windows.
- [e] Garages.
- [f] Window shutters.
- [g] Roof with pitch greater than nominal eight (8) to twelve (12).
- [h] Off-sets on building face or roof (minimum 12 inches).
- [i] Gables.
- [j] Covered porch or entry with pillars or posts.
- [k] Eaves (minimum 6 inches).
- [l] Garage set at least ten (10) feet behind the front face of the primary dwelling unit.
- [m] Exterior window trim that is a minimum of four (4) inches in width.

b. *Garages and Accessory Dwelling Units.* One (1) detached garage (that may or may not include a dwelling unit) or one (1) detached accessory dwelling unit may be placed on a single-family detached residential lot, provided that the accessory dwelling unit shall not exceed eight hundred (800) square feet and is set off to the side or

back of the principal building.

- c. *Exterior signage.* A comprehensive sign program is required for the entire DBWP Neighborhood Overlay District to establish a uniform theme. Signs shall share a common style (e.g., size, shape, material). In the mixed-use area, signs shall be wall signs or cantilever signs. Cantilever signs shall be mounted perpendicular to the building face and shall not exceed two (2) square feet. Wall signs shall be sized and placed to fit within the character of the architectural elements.
- d. *Parking requirements.* On-street parking shall count toward any minimum parking requirements.
 1. In residential areas, parking may be provided on-site. One (1) off-street parking space with unrestricted ingress and egress shall be provided for each dwelling unit.
 2. Multi-family residential development must provide one (1) parking space for every dwelling unit and an additional one (1) parking space for every third bedroom.
 3. In any designated mixed-use area, all parking lots shall be located at the rear or side of a building. The parking lot shall not exceed a maximum depth of sixty-two (62) feet, (two-way aisle with parking on both sides), not including required landscaping. If located at the side, screening shall be provided as specified in Landscaping and Screening Standards.
 4. Access for service vehicles should provide a direct route to service and loading dock areas, while avoiding movement through parking areas and roads throughout the district.
 5. All parking over the minimum requirements shall be paved with pervious paving material. The reduction of impervious surfaces through the use of interlocking pavers is required for parking areas of periodic uses.
 6. Joint use parking. Where at least two (2) uses either within a mixed use development or on adjacent parcels that each require parking, have different peak parking demands during different times of the day, shared parking is required. Where this is applied, the landscaping requirements may be reduced by five percent (5%). Shared parking shall meet the requirements of Section 26-

173(e)(2).

- (3) *Bicycle Parking.* Bicycle parking for all non-residential uses and for residential uses of more than four (4) units per building is required. A minimum of five (5) bicycle spaces per fifty (50) parking/auto spaces (or percentage thereof), with a maximum of ten (10), is required.
- (4) *Outdoor lighting.*
 - a. Street lighting shall be provided along street frontage for projects greater than one (1) acre. Smaller, column street-lights should be used. Street-lights shall be installed on both sides of the street at intervals of no greater than seventy-five (75) feet. A pole or pedestal mounted luminaire, ten to twelve (10-12) feet in height with a full spectrum bulb, not more than one hundred seventy-five (175) watts. Street lighting design shall meet the minimum standards developed by the Illumination Engineering Society.
 - b. Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties.
- (5) *Landscaping and Screening Standards.* Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas.
 - a. *General Screening.* Where screening is required by section 26-176 of this chapter, it shall be at least three (3) feet in height, unless otherwise specified. Required screening shall be at least fifty percent (50%) opaque throughout the year.
 - b. *Street trees.* A minimum of one (1) deciduous tree, with full maturity between twenty to forty (20-40) feet in height, per thirty (30) feet of street frontage, or fraction thereof, shall be required. Trees should preferably be located between the sidewalk and the curb, within the landscaped area of a boulevard, or in tree wells installed in pavement or concrete. If placement of street trees within the right-of-way will interfere with utility lines, trees may be planted within the front yard setback adjacent to the sidewalk. Species of trees as well as the planting standards are located in the Richland County Development Design Manual.
 - c. *Landscaping.* All areas of a site not occupied by buildings, required parking, driveways, walkways or service areas shall be landscaped according to an approved landscape plan in accordance with section 26-176 of this chapter.

d. *Installation and Maintenance of Landscaping Materials.*

1. All landscaping is to consist of natural (native) landscaping material to be installed to current international society of arboriculture standards (ISA) landscaping planting standards.
2. Maintenance and replacement of landscape materials shall be the responsibility of the property owner. Landscape maintenance should incorporate environmentally sound management practices, including the use of water and energy-efficient irrigation systems such as drip irrigation, and pruning primarily for plant health and public safety, replacing dead materials annually.

e. *Parking Area Landscaping and Screening.*

1. All parking and loading areas fronting public streets or sidewalks, and all parking and loading areas abutting residential districts or uses, shall provide:
 - [a] A landscaped area at least five (5) feet wide along the public street or sidewalk.
 - [b] Screening at least three (3) feet in height and not less than fifty percent (50%) opaque.
 - [c] One tree for each twenty-five (25) linear feet of parking lot frontage.
2. The corners of parking lots, “islands,” and all other areas not used for parking or vehicular circulation shall be landscaped. Vegetation can include turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. 11-__HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “RESIDENTIAL USES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT GROUP HOMES (10 OR MORE) IN THE RU (RURAL DISTRICT), RM-HD (RESIDENTIAL, MULTI-FAMILY - HIGH DENSITY DISTRICT), NC (NEIGHBORHOOD COMMERCIAL DISTRICT), RC (RURAL COMMERCIAL DISTRICT), OI (OFFICE AND INSTITUTIONAL DISTRICT) AND GC (GENERAL COMMERCIAL DISTRICT) WITH SPECIAL REQUIREMENTS.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Residential Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Residential Uses																	
Accessory Dwellings		SR	SR	SR	SR	SR	SR		P	P					SR		
Common Area Recreation and Service Facilities		P	P	P	P			P	P	P	P						
Continued Care Retirement Communities		SE	SE						SR	SR	SR		SR	SR			
Dormitories										P	SE			SE			
Dwellings, Conventional or Modular																	
Multi-Family, Not Otherwise Listed									P	P	P						
Single-Family, Detached		P	P	P	P	P	P	P	P	P							
Single-Family, Zero Lot Line, Common						SE	SE		SR	SR	SR			SR			
Single-Family, Zero Lot Line, Parallel				SR	SR	SR	SR		SR	SR	SR						
Two-Family									P	P							
Dwellings, Manufactured Homes on Individual Lots		SR	SR	SR				SR							SE		
Fraternity and Sorority Houses									P	P	P						
Group Homes (9 or Less)		SR	SR	SR	SR	SR	SR	SR	SR	SR							
Group Homes (10 or More to 15)		SR								SE SR	SE SR	SE SR	SE SR	SE SR			
Manufactured Home Parks								SR									
Rooming and Boarding Houses										SE	SE	SE	SE	P			
Special Congregate Facilities											SE	SE		SE			

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; is hereby amended to read as follows:

(b) *Permitted uses with special requirements listed by zoning district.*

- (1) Accessory Dwellings - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, M-1)
- (2) Amusement or Water Parks, Fairgrounds - (GC, M-1, LI)
- (3) Animal Shelters - (GC, M-1, LI)
- (4) Antennas - (All Districts)
- (5) Athletic Fields - (TROS, NC, RC)
- (6) Banks, Finance, and Insurance Offices – (NC, RC)
- (7) Barber Shops, Beauty Salons, and Related Services - (RU, RM-MD, RM-HD)
- (8) Bars and other Drinking Places - (RC, GC, M-1, LI)
- (9) Batting Cages - (GC, M-1, LI)
- (10) Bed and Breakfast Homes/Inns - (RU, RR, RM-MD, RM-HD, OI, NC, RC, GC)
- (11) Beer/Wine/Distilled Alcoholic Beverages – (GC)
- (12) Body Piercing Facilities – (GC)
- (13) Buildings, High-Rise, Four (4) or Five (5) Stories – (RM-HD, OI, GC)
- (14) Bus Shelters/Bus Benches - (All Districts)
- (15) Car and Light Truck Washes- (RC)
- (16) Cemeteries and Mausoleums - (RU, OI, NC, RC, GC, M-1, LI, HI)
- (17) Continued Care Retirement Communities - (RM-MD, RM-HD, OI, RC, GC)
- (18) Construction, Building, General Contracting, with Outside Storage - (M-1, LI)

- (19) Construction, Building, Heavy, with Outside Storage - (M-1, LI)
- (20) Construction, Special Trades, with Outside Storage - (M-1, LI)
- (21) Country Clubs with Golf Courses - (TROS, RU, GC, M-1, LI)
- (22) Day Care, Adult, Home Occupation (5 or fewer) – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- (23) Day Care Centers, Adult - (RU, OI, NC, RC, GC, M-1)
- (24) Day Care, Child, Family Day Care, Home Occupation (5 or fewer) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- (25) Day Care Centers, Child, Licensed Centers - (RU, OI, NC, RC, GC, M-1)
- (26) Drugs and Druggists' Sundries – (GC)
- (27) Durable Goods, Not Otherwise Listed – (GC)
- (28) Dwellings, Manufactured Homes on Individual Lots - (RU, MH)
- (29) Dwellings, Manufactured Homes on Individual Lots - (RR, RS-E)
- (30) Dwellings, Single Family, Zero Lot Line, Common and Parallel - (Common: RM-MD, RM-HD, OI, GC, M-1; Parallel: RS-E, RS-LD, RS-MD, RS-HD, RM-MD, RM-HD, OI, M-1)
- (31) Electrical Goods – (GC)
- (32) Fuel Oil Sales (Non-Automotive) - (M-1, HI)
- (33) Furniture and Home Furnishings – (GC)
- (34) Golf Courses - (TROS, GC, M-1, LI)
- (35) Golf Driving Ranges (Freestanding) - (TROS, RC, GC, M-1, LI)
- (36) Go-Cart, Motorcycle, and Similar Small Vehicle Tracks - (GC)
- (37) Group Homes (9 or Less) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (38) Group homes (10 or more to 15) - (RU, RM-HD, OI, NC, RC, GC)**

- ~~(39)~~(38)Home Occupations - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- ~~(40)~~(39)Kennels - (RU, OI, RC, GC, M-1, LI)
- ~~(41)~~(40)Libraries – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- ~~(42)~~(41)Lumber and Other Construction Materials – (GC)
- ~~(43)~~(42)Machinery, Equipment and Supplies – (GC)
- ~~(44)~~(43)Manufactured Home Sales – (GC, M-1)
- ~~(45)~~(44)Manufactured Home Parks – (MH, M-1)
- ~~(46)~~(45)Market Showrooms - (GC)
- ~~(47)~~(46)Motor Vehicles, New Parts and Supplies – (GC)
- ~~(48)~~(47)Motor Vehicles, Tires and Tubes – (GC)
- ~~(49)~~(48)Nondurable Goods, Not Otherwise Listed – (GC)
- ~~(50)~~(49)Paints and Varnishes – (GC)
- ~~(51)~~(50)Pet Care Services – (NC, RC)
- ~~(52)~~(51)Petroleum and Coal Products Manufacturing - (HI)
- ~~(53)~~(52)Petroleum and Petroleum Products - (M-1, HI)
- ~~(54)~~(53)Places of Worship – (RU, RR, RM-MD, RM-HD, RC)
- ~~(55)~~(54)Plumbing and Heating Equipment and Supplies – (GC)
- ~~(56)~~(55)Poultry Farms – (RU)
- ~~(57)~~(56)Produce Stands – (RU)
- ~~(58)~~(57)Public or Private Parks- (All Districts)
- ~~(59)~~(58)Public Recreation Facilities- (All Districts)
- ~~(60)~~(59)Radio, Television, and Other Similar Transmitting Towers – (M-1)

(61)~~(60)~~Recreational Vehicle Parks and Recreation Camps – (RU)

(62)~~(61)~~Rental Centers, With Outside Storage – (GC)

(63)~~(62)~~Repair and Maintenance Service, Appliance and Electronics - (RC, GC, M-1, LI)

(64)~~(63)~~Research and Development Services – (OI)

(65)~~(64)~~Schools, Including Public and Private Schools, Having a Curriculum Similar to Those Given in Public Schools - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)

(66)~~(65)~~Sexually Oriented Businesses - (GC, HI)

(67)~~(66)~~Sporting Firearms and Ammunition – (GC)

(68)~~(67)~~Swim and Tennis Clubs – (TROS)

(69)~~(68)~~Swimming Pools - (TROS, RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

(70)~~(69)~~Tobacco and Tobacco Products – (GC)

(71)~~(70)~~Utility Substations - (All Districts)

(72)~~(71)~~Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) - (OI, NC)

(73)~~(72)~~Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State, or Local Government) - (OI, NC, RC, GC)

(74)~~(73)~~Warehouses (Self Storage) - (RC, GC, M-1, LI)

(75)~~(74)~~Yard Sales - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

(76)~~(75)~~Zoos and Botanical Gardens – (GC, M-1)

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; is hereby amended by the insertion of a new paragraph to read as Paragraph “(38) Group homes (10 or more), the existing Paragraph (38) is renumbered

to read as Paragraph (39), and all remaining paragraphs are renumbered in appropriate chronological order.

(38) Group homes (10 or more to 15).

a. Use districts: Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.

1. The gross floor area of the group home shall not exceed five thousand (5,000) square feet.

2. Parking shall not be located in the required front yard, except in the General Commercial District.

b. Use districts: Rural District.

1. Minimum lot size to establish an orphanage shall be one (1) acre.

2. The gross floor area of the group home shall not exceed five thousand (5,000) square feet.

3. Parking shall not be located in the required front yard.

4. No parking space or drive shall be located closer than twenty (20) feet from any road line or property line.

SECTION IV. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (c), Special Exceptions Listed by Zoning District; is hereby amended by the deletion of paragraph (14) in its entirety, and the appropriate renumbering of all remaining paragraphs.

SECTION V. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; is hereby amended by the deletion of paragraph (14) in its entirety, and the appropriate renumbering of all remaining paragraphs.

SECTION VI. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION VII. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION VIII. Effective Date. This ordinance shall be enforced from and after _____, 2011.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE _____ DAY

OF _____, 2011

Michelle Onley
Assistant Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

Public Hearing:
First Reading:
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-12HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SO AS TO PROPERLY REFERENCE SECTION 26-186 RATHER THAN “SECTION 26-184” WHEREVER APPLICABLE AND/OR DELETING REFERENCE TO SECTION 26-184 (AS SECTION 26-184 IS CURRENTLY “RESERVED”).

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-105, C Conservation Overlay District; Subsection (d), Development Standards; Paragraph (6); is hereby amended to read as follows:

- (6) *Recreational/open space standards:* Open space shall be provided for new developments and expansions of existing developments in accordance with the provisions established in Section ~~26-184~~ 26-186 of this chapter.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-109, CRD Corridor Redevelopment Overlay District; Subsection (d), Development Standards; Paragraph (7), (the introductory paragraph only); is hereby amended to read as follows:

- (7) Recreation/Open Space Standards: All CRD developments that include residential units shall be required to dedicate open space. The amount of useable open space required for dedication shall be determined using the Open Space Dedication Matrix below. Unless otherwise specified below, the requirements of Section ~~26-184~~ 26-186 of this chapter shall apply.

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; Paragraph (44), Manufactured Home Parks; Subparagraph k.; is hereby amended to read as follows:

- k. ~~Common area open space (meeting the requirements set forth in Sections 26-184(b)(2)&(3) of this chapter) shall be provided for each manufactured home park.~~ A minimum of twenty percent (20%) of the total development area shall be reserved for open space. However, in no event shall the required open space within a manufactured home development be less than three hundred (300) square feet. In order to expand an existing manufactured home

park development, the minimum open space requirements must be met.

SECTION IV. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION V. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION VI. Effective Date. This ordinance shall be effective from and after _____, 2012.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE ____ DAY

OF _____, 2011

Michelle M. Onley
Assistant Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

Public Hearing:
First Reading:
Second Reading:
Third Reading:

