

# 2021 LDC ZONE MAP PROCESS RESTART

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# 2021 LDC ZONE MAP PROCESS RESTART

## *Statutory Obligations and Requirements*

South Carolina has a planning and zoning enabling act which authorizes cities and counties to create zoning ordinances and zoning maps, which is codified in Title 6, Chapter 29, SC Code of Laws. The County is subject to the Planning Act in the performance of its duties.



# 2021 LDC ZONE MAP PROCESS RESTART

## *Obligation #1 - The Comprehensive Plan*

- Prior to adopting a zoning ordinance, a city or county must adopt a comprehensive plan, specifically the land use element.
- All zoning ordinances and amendments must conform to the comprehensive plan.
- The Planning Commission is responsible for preparing and recommending a comprehensive plan to the governing body (County Council).
- Planning Staff works for the County Administrator and serves in a technical advisory capacity to the Commission providing professional expertise, accomplishing the day-to-day function of implementing the continuing planning process for the County.



# 2021 LDC ZONE MAP PROCESS RESTART

## *Obligation #2 - The Zoning Ordinance*

- The Planning Commission is responsible for preparing, amending, and recommending to the governing body (County Council) a zoning ordinance text and maps.
- The Planning Commission holds public meetings and receives comments from applicants and interested members of the public.
- Per current County Ordinance, all public hearings required for a text or map amendment are held by the County Council.



# 2021 LDC ZONE MAP PROCESS RESTART

## *Review - Original Kickoff Meeting Materials*

- In 2015, the County Council adopted a new County Comprehensive Land Use Plan.
- A team of national and local consultants lead by Clarion and Associates assisted with creating the new Comprehensive Plan.
- Clarion was also selected to update the Land Development Code to bring it into compliance with the new Plan.



# 2021 LDC ZONE MAP PROCESS RESTART

## *Review - Original Kickoff Meeting Materials*

Selection of slides prepared by  
Clarion and Assoc. for the  
original LDC process kickoff







# KICK OFF MEETING

ZONING ORDINANCE & LAND DEVELOPMENT REGULATIONS REWRITE



# AGENDA

**THE CLARION TEAM**

**WORK PROGRAM & SCHEDULE**

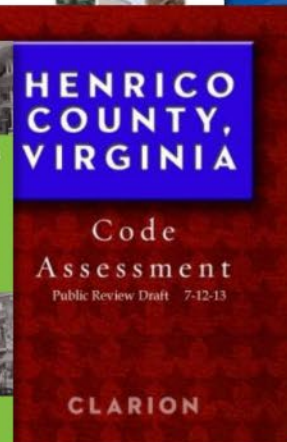
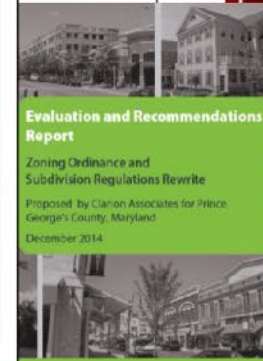
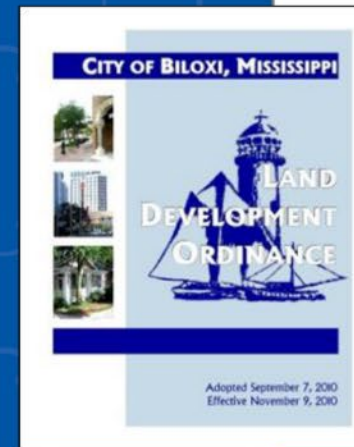
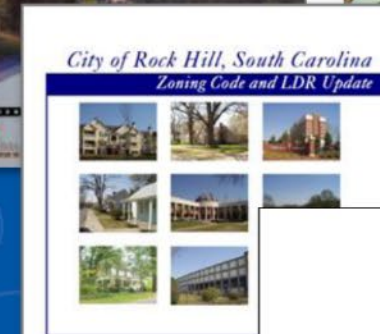
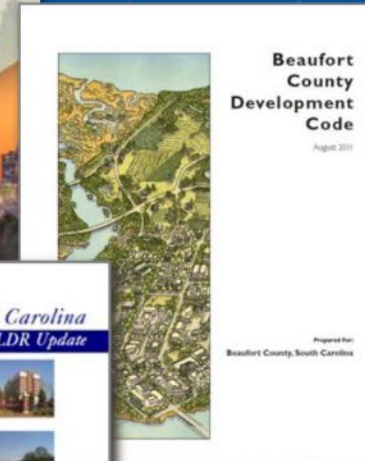
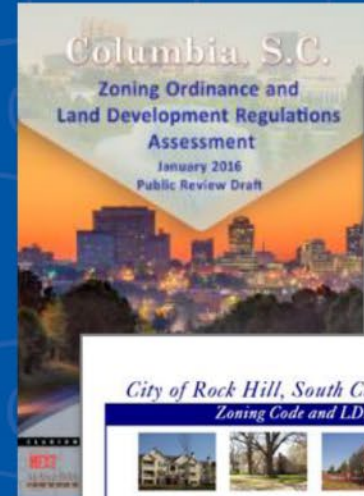
**RATE POTENTIAL PROJECT GOALS**

**SHARE PRIORITIES: GROUP DISCUSSION**

**OPEN QUESTION AND ANSWER**

**NEXT STEPS**

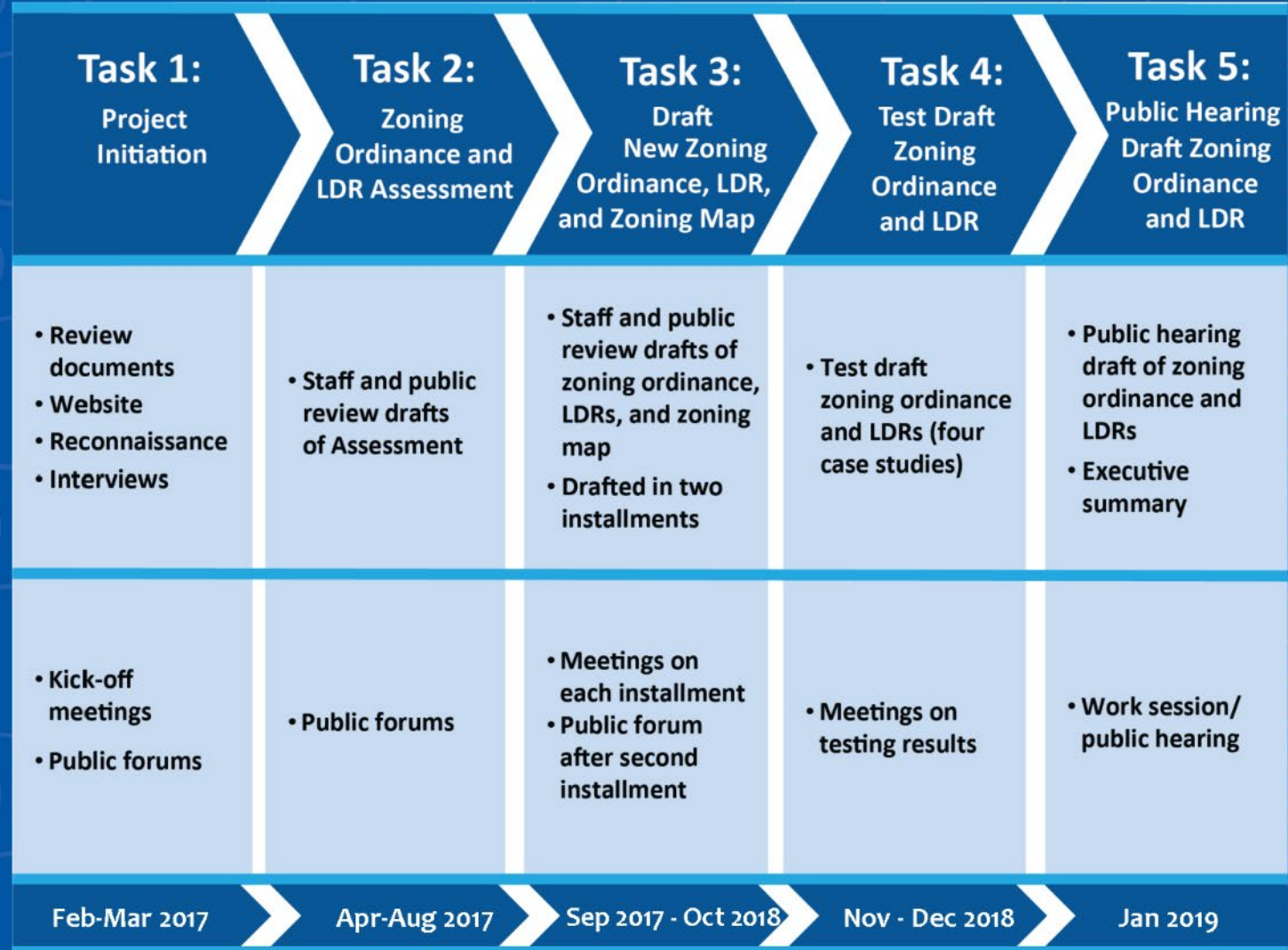
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# WORK PROGRAM AND SCHEDULE

2017 - 19



# POTENTIAL PROJECT GOALS

- Implement the Richland County Comprehensive Plan
- Create a user-friendly code
- Modernize zoning districts and development standards
- Tailor regulations to different contexts
- Encourage green building practices

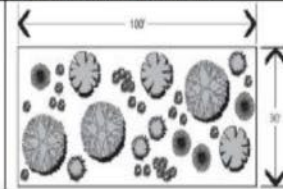



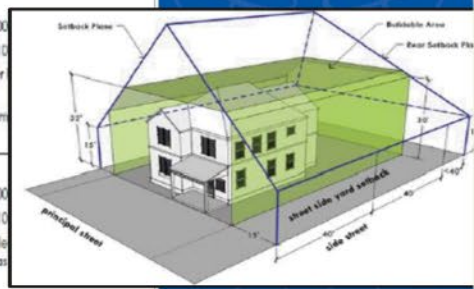
# POTENTIAL PROJECT GOALS

- Create a user-friendly code
  - Improve organization and structure
  - Use tables, graphics, and illustrations to communicate zoning concepts
  - Use clear language
  - Improve page format
  - Improve efficiency of development permit process

Figure 10-3: Summary of New Amendment Procedures

1/34(0)	Application Submission	To Zoning Administrator Limited who may submit	STAFF PROCESSING REVIEW and REPORT
1/34(0)	Determination of Application Completeness	Zoning Administrator determination	
1/34(0)	Staff Review and Action	Zoning Administrator review and recommendation (staff report)	
1/34(0)	Scheduling of Public Hearing and Public Notification	Zoning Administrator schedules public hearing for City Council meeting, provides notice	CITY COUNCIL HEARING and DECISION
1/34(0)	Advisory Body Review and Recommendation	Planning Commission review and recommendation	
1/34(0)	Decision-Making Body Hearing, Review, and Decision	City Council holds public hearing, makes decision	
1/34(0)	Notification to Applicant of Decision	Zoning Administrator notifies applicant	
1/34(0)	Appeal	Optional	

TABLE 16-5-103.I: BUFFER TYPES	
MINIMUM BUFFER WIDTH AND SCREENING REQUIREMENTS <sup>1,2,3,4</sup>	
TYPE D BUFFER	
This buffer includes high-density screening designed to eliminate visual contact up to a height of six feet and create a strong spatial separation between adjacent uses.	
Option 1	 <ul style="list-style-type: none"> <li>• Width: 30 feet</li> <li>• Overstory trees: 5 per 100</li> <li>• Understory trees: 5 per 10</li> <li>• Evergreen shrubs: 25 per foot high at maturity</li> <li>• At least 50% of all trees must be evergreen</li> </ul>
Option 2	 <ul style="list-style-type: none"> <li>• Width: 20 feet</li> <li>• Overstory trees: 5 per 100</li> <li>• Understory trees: 5 per 10</li> <li>• A solid wall or fence at least 6 feet high with an evergreen hedge at least 4 feet wide</li> <li>• At least 50% of all trees must be evergreen</li> </ul>




**Dynamic Headers**

**White Space**

**Footers**

**EXAMPLE OF DEVELOPMENT STANDARDS**  
Section 5.3. Subdivision and Lot-Size Standards  
Subsection 5.3.3. Minimum Size and Street-Line Development (1) Large-Scale Development

**(5) Minimum Building Height**  
In cases where any off-street surface parking is located between the primary building facade and the street front, the minimum building height shall be at least three stories.




**Figure 5-47:** This image depicts four buildings in various sizes and heights. The buildings are arranged in a row, and the image shows the building height relative to the street level. The buildings are labeled with 'NO' and 'YES' to indicate whether they meet the minimum building height requirement.

**(6) Large-Scale Development**  
Development composed of one or more structures engaged in retail or wholesale sales with an existing 20,000 sq ft or more, or developments with a single large commercial building (minimum 20,000 sq ft) and one or more smaller additional structures shall comply with the standards in this subsection as well as the following:

**(a) Linear Buildings**

- 1) A series of smaller "tier buildings" shall be positioned along the primary facade of the large structure to connect up the structure to street.
- 2) As an alternative to tier buildings, the primary facade of a large-scale development structure can be designed to appear as multiple small elements, such that individual storefronts shall not be required.



**Figure 5-48:** The mass of large-scale development can be made more human-scaled and pedestrian-friendly through the design techniques like tier buildings or storefronts replicating tier buildings as depicted here.

**Figure Captions**

**Nested Text with headings and sub-headings**

**Illustrations of text provisions**

City of Dallas, Texas (Zoning Ordinance) Page 5-48

# POTENTIAL PROJECT GOALS

- Modernize zoning districts and development standards
- Align with Comprehensive Plan and 21st Century economic trends
- Address new and emerging businesses types
- Incorporate best practices for development standards

**ARTICLE 40-5 ZONING DISTRICTS**  
Section 40-5.1 Purpose, Scope, Existing Districts  
Subsection 50: Neighborhood Mixed-Use (NME) District

**(C) Neighborhood Mixed-Use (NME) District\***

**PURPOSE AND INTENT**

The Neighborhood Mixed-Use (NME) District is established to accommodate a mix of residential and commercial, community and neighborhood uses that are compatible with the surrounding neighborhood. The NME District is intended to provide a mix of uses that are compatible with the surrounding neighborhood, including residential, commercial, and community uses. The NME District is intended to provide a mix of uses that are compatible with the surrounding neighborhood, including residential, commercial, and community uses. The NME District is intended to provide a mix of uses that are compatible with the surrounding neighborhood, including residential, commercial, and community uses.

**TYPICAL BUILDING TYPES**



**DIMENSIONAL STANDARDS**

Standard	Single-Family Use	All Other Residential Use	All Other Use
Height	4.5	4.5	4.5
Lot Area	See Section 40-5.1.1	See Section 40-5.1.1	See Section 40-5.1.1
Lot Width	See Section 40-5.1.1	See Section 40-5.1.1	See Section 40-5.1.1
Setback	See Section 40-5.1.1	See Section 40-5.1.1	See Section 40-5.1.1
Use	See Section 40-5.1.1	See Section 40-5.1.1	See Section 40-5.1.1

**TYPICAL LOT LAYOUT**



**ARTICLE 40-5 ZONING DISTRICTS**  
Section 40-5.1 Purpose, Scope, Existing Districts  
Subsection 50: Neighborhood Mixed-Use (NME) District

Standard	Single-Family Use	All Other Residential Use	All Other Use	NOTES
Height	4.5	4.5	4.5	1. "H" is equal to "H" in feet. "H" is equal to "H" in feet. "H" is equal to "H" in feet.
Lot Area	See Section 40-5.1.1	See Section 40-5.1.1	See Section 40-5.1.1	2. Minimum lot area shall be applied to the entire development site for multi-family, single-family detached, townhome, and townhouse developments.
Lot Width	See Section 40-5.1.1	See Section 40-5.1.1	See Section 40-5.1.1	3. Front setback shall be applied to the entire development site for multi-family, single-family detached, townhome, and townhouse developments.
Setback	See Section 40-5.1.1	See Section 40-5.1.1	See Section 40-5.1.1	4. An additional setback of 5 feet per floor over 2 floors shall be required.
Use	See Section 40-5.1.1	See Section 40-5.1.1	See Section 40-5.1.1	5. There shall be no more than 10 feet of height above the ground level for any structure in the NME District.
Use	See Section 40-5.1.1	See Section 40-5.1.1	See Section 40-5.1.1	6. Maximum number of stories shall be limited to 4 stories above the ground level.
Use	See Section 40-5.1.1	See Section 40-5.1.1	See Section 40-5.1.1	7. Maximum number of stories shall be limited to 4 stories above the ground level.
Use	See Section 40-5.1.1	See Section 40-5.1.1	See Section 40-5.1.1	8. Maximum number of stories shall be limited to 4 stories above the ground level.
Use	See Section 40-5.1.1	See Section 40-5.1.1	See Section 40-5.1.1	9. Maximum number of stories shall be limited to 4 stories above the ground level.
Use	See Section 40-5.1.1	See Section 40-5.1.1	See Section 40-5.1.1	10. Maximum number of stories shall be limited to 4 stories above the ground level.

**TYPICAL DEVELOPMENT CONFIGURATION**



1. Single-family detached building with garage on lot 1 that meets front setback.  
2. Multi-story residential building with parking on lot 2 that meets front setback.  
3. Commercial building on lot 3 that meets front setback.  
4. Multi-story residential building with parking on lot 4 that meets front setback.  
5. Commercial building on lot 5 that meets front setback.  
6. Multi-story residential building with parking on lot 6 that meets front setback.  
7. Commercial building on lot 7 that meets front setback.  
8. Multi-story residential building with parking on lot 8 that meets front setback.  
9. Commercial building on lot 9 that meets front setback.  
10. Multi-story residential building with parking on lot 10 that meets front setback.

**City of Portsmouth, Virginia - Zoning Ordinance Revision Project**  
Article 40-5 Zoning Districts - Public Review Draft

June 2023  
Page 3-14

**City of Portsmouth, Virginia - Zoning Ordinance Revision Project**  
Article 40-5 Zoning Districts - Public Review Draft

June 2023  
Page 3-15



# POTENTIAL PROJECT GOALS

- Tailor regulations to different contexts
  - Protect rural character and working agricultural lands
  - Encourage redevelopment in aging commercial corridors
  - Support investment in priority investment areas and activity centers
  - Protect established neighborhoods and commercial and industrial centers





# POTENTIAL PROJECT GOALS

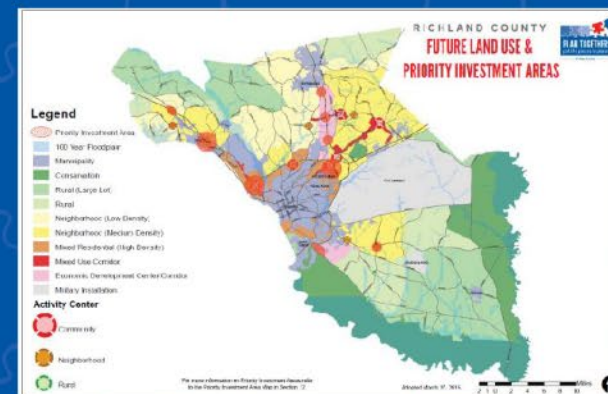
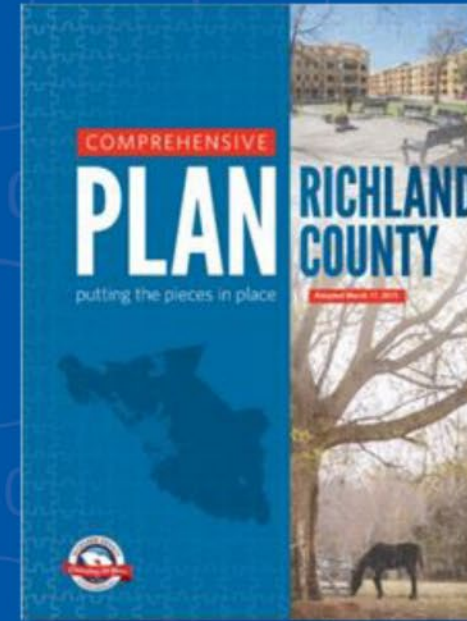
- Encourage green building practices
  - Remove barriers to market-driven innovations in green building
  - Create meaningful incentives for environmentally-friendly development





# RATE POTENTIAL PROJECT GOALS

- Implement the Richland County Comprehensive Plan
  - Respond to changing housing preferences by providing a range of housing choices
  - Support redevelopment and investment in commercial corridors and employment centers
  - Align regulations on the edges of jurisdictional boundaries
  - Protect and enhance rural character
  - Protect natural and historic resources in a balanced manner
  - Ensure compatibility between military bases and operations and surrounding areas







# THANK YOU

ZONING ORDINANCE & LAND DEVELOPMENT REGULATIONS REWRITE



Former Zoning District	New Zoning District
PR: Parks & Recreation	OS: Open Space
TROS: Traditional Recreation Open Space	OS: Open Space
RU: Rural	AG: Agricultural
	HM: Homestead
RR: Rural Residential	HM: Homestead
	RT: Residential Transition
RS-E: Residential Single-family Estate	R1: Residential 1
RS-LD: Residential Single-family Low-Density	R2: Residential 2
RS-MD: Residential Single-family Medium-Density	R3: Residential 3
RS-HD: Residential Single-family High-Density	R4: Residential 4
MH: Manufactured Home	None/Deleted
RM-MD: Residential Multi-family Medium-Density	R5: Residential 5
RM-HD: Residential Multi-family High-Density	R6: Residential 6
OI: Office & Institutional	EMP: Employment
	INS: Institutional
NC: Neighborhood Commercial	MU1: Neighborhood Mixed-Use
None/New	MU2: Corridor Mixed-Use
None/New	MU3: Community Mixed-Use
RC: Rural Commercial	RC: Rural Crossroads
GC: General Commercial	GC: General Commercial
M-1: Light Industrial	EMP: Employment
LI: Light Industrial	LI: Light Industrial
HI: Heavy Industrial	HI: Heavy Industrial
CC: Crane Creek	CC: Crane Creek
PDD: Planned Development	PD: Planned Development
TC: Town & Country	None/Deleted
None/New	PD-EC: Planned Development Employment Campus
None/New	PD-TND: Planned Development Traditional Neighborhood Design
AP: Airport Height Restrictive Overlay	AHR-O: Airport Height Restrictive Overlay
C: Conservation Overlay	WR-O: Water Resources Overlay
EP: Environmental Protection Overlay	WR-O: Water Resources Overlay
FP: Floodplain Overlay	FP-O: Floodplain Overlay
RD: Redevelopment Overlay	N/A
CRD: Corridor Redevelopment Overlay	NC-O: Neighborhood Character Overlay
DBWP: Decker Boulevard/Woodfield Park Neighborhood Redevelopment Overlay	NC-O: Neighborhood Character Overlay
None/New	MI-O: Military Installation Overlay



# 2021 LDC ZONE MAP PROCESS RESTART

## *Potential Work Session Meeting Dates*

- Wednesday, May 18, 2022 – Special Called at 5:30 pm
- Monday, June 06, 2022 – Following regular meeting
- Monday, June 20, 2022 – Special called at 5:30 pm
- Monday, July 11, 2022 – Following regular meeting
- Monday, August 01, 2022 – Following regular meeting
- Monday, August 15, 2022 – Special called at 5:30 pm
- Thursday, September 08, 2022 – Following regular meeting

