

## Neighborhood Character Olympia Mill Village Overlay

### (1) Applicability

The overlay standards shall be applicable for renovations and demolitions to historic structures as determined by architectural type and date of construction within the period of significance. The standards also apply to new construction within the overlay district.

### (2) Standards for NC-O Districts

Each NC-O district shall establish standards for development and redevelopment, including, but not limited to, standards addressing:

- a. Lot size;
  - The primary zoning designations found within the boundaries of the proposed overlay (i.e., Residential 4 (R4), Residential 6 (R6), and Neighborhood Mixed-Use (MU1)) may be used to establish the standards for lot size.
    - a. Residential 4 (R4) - 4,840 square feet
    - b. Residential 6 (R6) - 2,420 square feet
    - c. Neighborhood Mixed-Use (MU1) - 4,356 square feet
- b. Lot width;
  - The primary zoning designations found within the boundaries of the proposed overlay (i.e., Residential 4 (R4), Residential 6 (R6), and Neighborhood Mixed-Use (MU1)) may be used to establish the standards for lot width.
    - a. Residential 4 (R4) - 50 feet
    - b. Residential 6 (R6) - 50 feet
    - c. Neighborhood Mixed-Use (MU1) - 50 feet
- c. Location of proposed buildings or additions;
  - Primary buildings shall be located in the middle of the lot. Garages and accessory structures shall be in the rear of the primary building.
  - Additions shall be made toward the rear of the property. They shall not align with the front façade, nor project in front of the original front façade.
- d. Required yards;
  - Front yard setbacks shall align with the other historic façade setbacks on the block. Side yard setbacks shall be equal on both sides of the primary building.
- e. Building height;
  - Historic buildings shall be limited to one or two stories, depending on the original housing type.

- A two-story addition to a one-story building shall be built at the rear of the historic building. (The roof height of the new addition shall be as low as possible to minimize visual impact.)

f. Building size (for principal and accessory structures);

- Building footprints are simple design, typically rectangular or L-shaped, depending on the historic housing type.
- The building footprint of a new build shall reflect that of the house across the street, if that house is a historic building. The building footprint of a new build shall not be the same as that of the houses on either side, if those houses are historic buildings.
- On large lots, the new massing shall be at the same scale of the houses along the street. See illustration.



g. Building orientation;

- New builds shall be oriented the same as the building across the street, if that building is historic.

h. Exterior building materials and colors;

- Historic houses: Damaged walls shall be repaired with like materials that match the weathered material of the original structure in color and texture. Only sections that are deteriorated beyond repair shall be replaced. Wood or cementitious fiberboard siding must match the original siding in size and scale. Aluminum and vinyl siding are not allowed.
- Additions to historic houses: Additions shall only be made of wood lap siding or fiber cement board siding. Plywood or metal siding is not allowed. Differentiating the exterior wall materials of the addition from the existing house by using a different compatible material can be acceptable if the scale is maintained.
- New builds: Exterior wall material of new construction shall be constructed of materials that can be found on other houses within the neighborhood. Primary building materials such as wood need to be used in comparable ways that they were used on historic buildings. For example, lap wood siding was historically used in a horizontal pattern; using lap wood siding vertically is not allowed.

i. Building roof line and pitch;

- Roof shapes on historic houses shall be either side-gable, front-gable, or cross-gable. There are also hipped roofs and shed roofs on porches. The

original roof shape and slope as seen from the street shall be maintained. Multiple peaks and complex roofs are not allowed. Dormers and decorative gable ends are not allowed.

- Roof materials shall duplicate the appearance and profile of the historic materials whenever possible. The color of the new roofing material shall be comparable to the color of the historic material. Metal roofs are not allowed.
- Roofs on additions shall not be visible above the ridgeline of the original roof. If it is not possible for the roof to be below the original ridgeline, the new roof shall be a simple roof style gable or hipped. The slope of the roof shall match the slope of the existing house. Roof materials shall match or be similar to roof materials on the existing house in color, scale, and texture.
- Roofs on new builds shall be a simple front-gable, side-gable, reflecting the character of the roofs of existing houses within the neighborhood. Multiple peaks on roofs are not allowed. Dormers and eyebrow windows are not allowed.

j. Garages and garage location;

- Garages shall be placed in the rear of the lot, behind the primary building.
- Carports shall be located on the side of the primary building and shall be placed a minimum of 10' from the front façade.

k. Building foundation treatment;

- Historic structure foundations have pier and beam construction. Foundation skirts of historic buildings shall be made of wooden lattice, brick, concrete block, or stucco sheathing.

l. Front porches;

- Historic houses in Old Hill: The original front porch elements such as columns, balustrades, and decorative trim shall be retained. Damaged elements shall be repaired whenever possible. Elements deteriorated beyond repair shall only be replaced by using materials that match the original. If original porch features are missing, there must be sufficient documentation to accurately reproduce missing elements. Addition of porch elements that were not historically present is not allowed.
- Enclosing front porches is not allowed, but screening is acceptable. If a front porch is screened, it shall be constructed so that the primary architecture elements are still readily visible from the street. The addition of screen materials must be made in a manner that is reversible and does not damage any historic features.
- New porches or decks shall not be added to a front elevation if one never existed.
- Historic houses in New Hill: Original stoop elements, such as gable or shed projecting roofs and stoop columns, must be retained. These elements must be decorative metal or wood posts and turned columns, as appropriate.

- Adding a stoop that was not originally present is not allowed.
- Enclosing front stoops is not allowed. Enclosing side stoops with the same siding as on the main body of the house is allowed.
- New construction in Old Hill shall have a front porch. Porch columns, railings, balustrades, and detailing should reflect the simple details of the original houses.
- New construction in New Hill shall have a front stoop and a side stoop. Stoop roofs shall be front-gable or shed. Railings shall be decorative metal or wood posts.

m. Accessory dwelling units;

- **The 2021 LDC may be used to establish the standards for accessory dwelling units.**

**Accessory Dwelling Unit**

- An accessory dwelling unit shall be located only on a lot containing one single-family detached structure.
- Only one accessory dwelling unit shall be permitted per single-family dwelling.
- If the accessory dwelling unit is located within the same structure as the principal dwelling, the principal dwelling shall not be altered so as to appear to contain more than one dwelling unit.
- A manufactured home shall not be used as an accessory dwelling unit.
- The gross floor area of the accessory dwelling shall not exceed 750 square feet or contain more than one-fourth of the heated floor area of the principal single-family dwelling, whichever is greater.

n. Landscaping and screening;

- Street trees shall be large canopy trees that are 40-50' in height at maturity. Smaller ornamental trees should be planted nearer to the primary building. Shrubs should be limited to foundation plantings and shall be no more than 10' in height.
- Yards shall be grass or low plantings. Front yards shall not be paved or graveled.
- All plantings should be native and noninvasive species.
- Front yard fences shall be constructed with wooden pickets, woven wire in historic patterns, welded wire mesh or chain link. Front yard fences must be no higher than 42" in height.

o. Impervious surface coverage;

- **The 2021 LDC may be used to establish the standards for impervious surface coverage.**

p. Paving requirements or limitations;

- Driveways and curb cuts must be no more than 12' wide.

- Driveways shall be located to the side of the lot and must not be directly in front of a house.
- A shared driveway with the neighboring property is allowed. The shared driveway shall not be wider than 12'.
- Front yards shall not be paved or graveled.
- q. Exterior lighting;
  - Exterior lights shall only shine directly onto the property to which they are attached.
  - Lights shall be shielded so that they do not shine upwards or onto adjacent properties.
- r. Required features on a front façade;
  - Required front features on historic houses must be maintained according to the house type.
- s. Uses;
  - **The primary zoning designations found within the boundaries of the proposed overlay (i.e., Residential 4 (R4), Residential 6 (R6), and Neighborhood Mixed-Use (MU1)) may be used to establish the permitted uses.**
- t. Views of or from specific locations;
  - New additions shall not overwhelm or overshadow the existing building. They shall appear subordinate and be located as inconspicuously as possible. New additions shall be located behind the rear façade of the historic building, whenever possible. Aligning an addition with the front façade or having a new addition project in front of the original front façade is not allowed. Additions that are visible from the street shall have windows that are the same proportion to the walls that follow the same patterns as those on the existing house. The addition shall have similar floor-to-floor heights and compatible bay divisions with those of the existing house.
  - Two-story additions to one-story homes shall be built at the rear of the historic building to preserve the original one-story character. The historic building's appearance as viewed from the street shall appear relatively unaltered. Whenever possible, the roof form of the new addition shall not be visible above the ridgeline of the original roof when the front of the historic building is viewed from the street.
- u. Riparian areas, wetland areas, or drainage patterns; and
  - **Regulations enforced by the Richland County Public Works Department (Engineering division) may be used to ensure Best Management Practices (BMP) are adhered to during development/redevelopment within the overlay.**
- v. Demolition of structures;

- Demolishing a historic structure within the Olympia Mill Village to build a new structure shall always be an order of last resort.
- Demolition or relocation of any resource which has historical and/or architectural significance shall not be considered unless: The resource constitutes a hazard to the safety of the public or the occupants, as determined by the Building Official. County Planners will convene a meeting of the appropriate County Departments to look for viable alternatives to demolition. The purpose is to see if there are monies or resources available to the owner to alleviate the issue identified by the building inspector. If deemed appropriate in the circumstances, a licensed structural engineer familiar with historic resource preservation shall present a report to the County outlining the action needed for stabilization.
- No contributing historic structure shall be moved out of the neighborhood. No contributing historic structure shall be repositioned on its lot unless there is historic evidence of a different location on the lot.
- A structure being moved into the neighborhood should be compatible in style. The proposed siting for a relocated main building shall be consistent and compatible with the existing structures on the same block face. This includes the setbacks, orientation, and spacing.

w. Additional requirements;

- Doors:
  - Historic Buildings: Enlarging or enclosing original door openings on the front elevations is not allowed. Moving or adding doors is not allowed. However, restoring original doors or original door openings that have been enclosed is encouraged.
  - Retain and repair original doors, door surrounds, and transoms using materials that match the original. If replacement is required due to deterioration, the replacement shall match the style, materials, and finish of the original. Solid wood doors with recessed panels and fames are appropriate for the neighborhood. Steel and hollow-wood doors are not allowed for main entries. For historic houses in New Hill, doors are allowed to be more decorative, with lite openings and with aluminum or wood screen doors.
  - Additions: Doors in an addition shall complement those of the existing house. More latitude in the design of the doors can occur if not visible from the street.
  - New builds: Front doors shall be visible from the street. Solid wood doors with or without lites shall correspond to the style and design of the original houses in that area. Doors with panels and recesses are most appropriate in the neighborhood. Flat unadorned doors are not allowed. Wood or aluminum screen doors are only allowed in New Hill.
- Windows:

- Historic buildings: Enlarging or enclosing original window openings on the front elevation is not allowed. Moving or adding new window openings to the front elevation is not allowed. However, restoring original window openings that have been enclosed is encouraged.
- Retain and repair original windows, window surrounds, and screens using materials that match the original. If replacement is required due to deterioration, replacement windows shall maintain the same size, profile, configuration, finish, and details as the original windows. During installation of replacement windows, the jamb must be recessed from the front façade at the same depth as the original windows.
- Storm windows on either the outside or inside can provide increased energy efficiency without damaging historic windows. Interior storm windows are encouraged in order to maintain the historic exterior appearance. If storm windows are installed, they must be installed in a manner that they do not damage historic jambs and surrounds.
- Windows on New Hill houses can have decorative shutters, provided they are wood and compatible with shutters on surrounding houses.
- Additions: Windows shall emulate the windows of the historic structure in terms of fenestration pattern, size, configuration, profile, and finish, especially if they are visible from the street. Windows located on the rear or not visible from the street need not match the original window patterns or sizes. However, rear windows must be of the same materials and be compatible with the historic windows. Windows on New Hill houses can have decorative shutters, provided they are wood and compatible with shutters on surrounding houses.
- New builds: Windows shall reflect the patterns of windows in historic buildings within the neighborhood. The vertical shape of the windows from the wall surface shall be similar to those in historic buildings within the neighborhood, so that shadow lines are significant and reflect the historic character. The style of the windows shall relate to the architectural style of the original houses.

- Chimneys:

- Original chimneys must be maintained. If new chimneys are added, they must be located behind the ridge line and shall not be visible on the front of the house as seen from the street in Old Hill. In New Hill, it is appropriate to have chimneys visible on the front façade.

- New construction styles:

- Architectural styles of new builds must be similar to the building types that were historically present within Olympia Mill Village. Historical styles that were not present shall not be used as a basis for new construction. Contemporary design and style can be appropriate if the building respects the scale, massing, proportions, patterns, and

materials prevalent among contributing houses within the neighborhood.

- Accessibility:
  - Ramps, lifts, and accessible entrances shall be designed in such a way to avoid damage to character-defining features of a historic building.
- Parking:
  - If a curb cut already exists, an additional curb cut must not be added. Parking in the front of the house shall be limited to parking in the driveway. No parking on the front yard except on football game days.

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## House Types

There are eight types of Workers' Houses in Olympia Mill Village as defined by these Design Guidelines. Six of these were constructed by Olympia Mill between 1900-1903 and 1914-1915; these populate the Olympia Mill Village proper on the Old Hill. Two types were constructed by Pacific Mills in the 1940s; these populate Granville on the New Hill.



*Old Hill: Type 1.*



*Old Hill: Type 2.*



*Old Hill: Type 3.*



*Old Hill: Type 4.*



*Old Hill: Type 5.*



*Old Hill: Type 6.*



*New Hill: Type 7.*



*New Hill: Type 8.*

# House Types

## OLD HILL: TYPE 1

- Constructed 1900-1903
- Two-story duplex
- Side-gable roof
- Full porch with a hipped, sloping roof
- Two centered doors and two flanking windows spaced evenly on first floor
- Two windows on second floor
- Facade is made up of two bays that are identical to TYPE 2 houses and mirror each other horizontally.
- Central chimney
- Historically had wood siding



*Old Hill: Type 1.*

## OLD HILL: TYPE 2

- Constructed 1900-1903
- Narrow two-story single-family dwelling
- One door and window at first floor
- One window at second floor
- Facade is identical to one bay of a TYPE 1 house
- Hipped roof
- Hipped roof porch
- Centered chimney
- Historically had wood siding



*Old Hill: Type 2.*



# House Types

## OLD HILL: TYPE 3

- Constructed 1900-1903
- Two-story duplex
- Identical to TYPE 2 (Narrow two-story with hipped roof) with the addition of a one-story sloped side-gable wing.
- Side-gable roof porch
- Historically had wood siding



*Old Hill: Type 3.*

## OLD HILL: TYPE 4

- Constructed 1900-1903
- One-story duplex
- L-shaped with a front-gable roof and a side-gable roof on each wing of the L
- L-shape porch: Inset on front-gable wing; extends out from side-gable wing
- Some porches have been screened
- Historically had wood siding



*Old Hill: Type 4.*

## OLD HILL: TYPE 5

- Constructed 1900-1903
- One-story single-family dwelling
- Identical to front-gable wing of TYPE 4:
- Front-gable roof
- Inset porch on side elevation
- Some porches have been screened
- Historically had wood siding



*Old Hill: Type 5.*

# House Types

## OLD HILL: TYPE 6

- Constructed 1914-1915
- One-story duplex
- Side-gable roof
- Two centered doors; one window flanking each door; some entrances have been reconfigured
- Shed-roof porch
- Centered chimney
- Historically had wood siding



*Old Hill: Type 6.*

## NEW HILL: TYPE 7

- Constructed 1940s
- One-story single-family dwelling
- Side-gable roof
- Side-gable side porch (many have been enclosed)
- Front-gable or shed roof stoop with cast iron lacework posts
- Chimney by front stoop with a canopy or by side porch
- Historically had asbestos siding and brick foundation



*New Hill: Type 7.*

## NEW HILL: TYPE 8

- Constructed 1940s
- One-story single-family dwelling
- Side-gable roof
- Side-gable side porch (many have been enclosed)
- Front-gable or shed roof stoop with cast iron lacework posts
- Chimney by front stoop with a canopy or by side porch
- Historically had asbestos siding and brick foundation



*New Hill: Type 8.*

## Residential Four (R4)

Use Classification, Category, Type	R4
<b>Agricultural</b>	
Agriculture and Forestry	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
<b>Recreation/Entertainment</b>	
Golf course	SE

## Residential Six (R6)

Use Classification, Category, Type	R6
<b>Agricultural</b>	
Agriculture and Forestry	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Four-family	P
Dwelling, Multi-family	P
Dwelling, Three-family	P
Dwelling, Townhouse	SR
Dwelling, Two-family	SR
Group home, Family	SR
<b>Group Living</b>	
Children's residential care home	SE
Continuing care community	SR
Dormitory	SR
Fraternity or sorority house	P
Group home, Large	SE
Rooming or boarding house	SE
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Nursing care facility	P
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
<b>Commercial Services</b>	
Personal services	SR
<b>Recreation/Entertainment</b>	
Golf course	SE
<b>Traveler Accommodations</b>	
Bed and breakfast	SR

## Neighborhood Mixed-Use

Use Classification, Category, Type	MU1
<b>Agricultural</b>	
Agriculture and Forestry	
Community garden	SR
<b>Agriculture and Forestry Related</b>	
Produce stand	P
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
<b>Group Living</b>	
Children's residential care home	P
Continuing care community	SR
Group home, Large	SE
Rooming or boarding house	SE
<b>Community Service</b>	
Community food services	P
Community recreation center	SR
Cultural facility	P
Day care facility	SR
Government office	P
Library	P
Membership organization facility	P
Nursing care facility	P
Place of worship	P
Public recreation facility	SR
Public safety facility	P
Short-term or transitional housing	SE
<b>Education</b>	
College or university	P
Elementary, middle, or high school	P
School, business or trade	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
Funeral home or mortuary	P
<b>Parks and Open Space</b>	
Arboretum or botanical garden	P
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
Passenger terminal, surface transportation	SE
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Utility, minor	SR

<b>Commercial</b>	
Kennel	SR
Pet grooming	SR
Veterinary hospital or clinic	SR
<b>Commercial Services</b>	
Artist studio	P
Auction house	
Bank, Retail	SR
Catering	P
Commercial services	P
Consumer goods repair	SR
Medical, dental, and health practitioner	P
Non-depository personal credit institution	SR
Office	SR
Personal services	P
Rental center	SR
Self-service storage facility	SR
Tattoo or body piercing facility	SR
Bar or other drinking place	SE
Restaurant	SR
Restaurant, Carry-out	P
<b>Recreation/Entertainment</b>	
Commercial recreation, Indoor	SR
Fitness or training center/studio	P
Smoking place	SR
<b>Retail Sales</b>	
Bakery	P
Consumer goods store	SR
Convenience store	P
Drugstore	SR
Farmers' market	P
Garden center or retail nursery	P
Grocery/Food store	P
Pawnshop	P
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
<b>Vehicle Sales and Services</b>	
Parking, Commercial	P
Vehicle fueling station	P
<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
Warehouse/Distribution facility	SR
<b>Production of Goods</b>	
Artisan goods production	SR



**Table 26-5.2(d)(1): Minimum Number of Off-Street Parking Spaces**

Principal Use Category	Principal Use Type	All Other Districts Proposed	MU3 and MU2 Proposed
	Community garden	No minimum	No minimum
	Forestry	No minimum	n/a
	Poultry farm	No minimum	n/a
	Swine farm	No minimum	n/a
Agriculture and Forestry Related	Agriculture research facility	No minimum	n/a
	Agritourism		n/a
	Equestrian center	No minimum	n/a
	Farm distribution hub	1 per 1,000 sf GFA	n/a
	Farm supply and machinery sales and service	1 per 2,500 sf of gross outdoor display area	1 per 2,500 sf of gross outdoor display area
	Farm winery	1 per 1,000 sf GFA	n/a
	Riding or boarding stable	1 per 2 stalls	n/a
	Rural retreat	No minimum	n/a
<b>Residential</b>			
Household Living	Dwelling, Live-Work	2 per du	1.5 per du
	Dwelling, Mansion apartment	2 per du	n/a
	Dwelling, Multi-family	2 per du	n/a
	Dwelling, Single-family detached	2 per du	n/a
	Dwelling, Three-family	1.5 per du	n/a
	Dwelling, Townhouse	2 per du	n/a
	Dwelling, Two-family	2 per du	n/a
	Group home, Family	0.75 per unit	0.75 per unit
	Manufactured home	2 per du	n/a
	Manufactured home park	2 per du	n/a
Group Living	Continuing care community	1 per 4 residents	n/a
	Dormitory	0.75 per bedroom	n/a
	Fraternity or sorority house	1 per 2 bedrooms	n/a
	Group home, Large	3 per 4 units	n/a
	Rooming or boarding house	1 plus 1 per 2 rooms	1 plus 1 per 2 rooms