

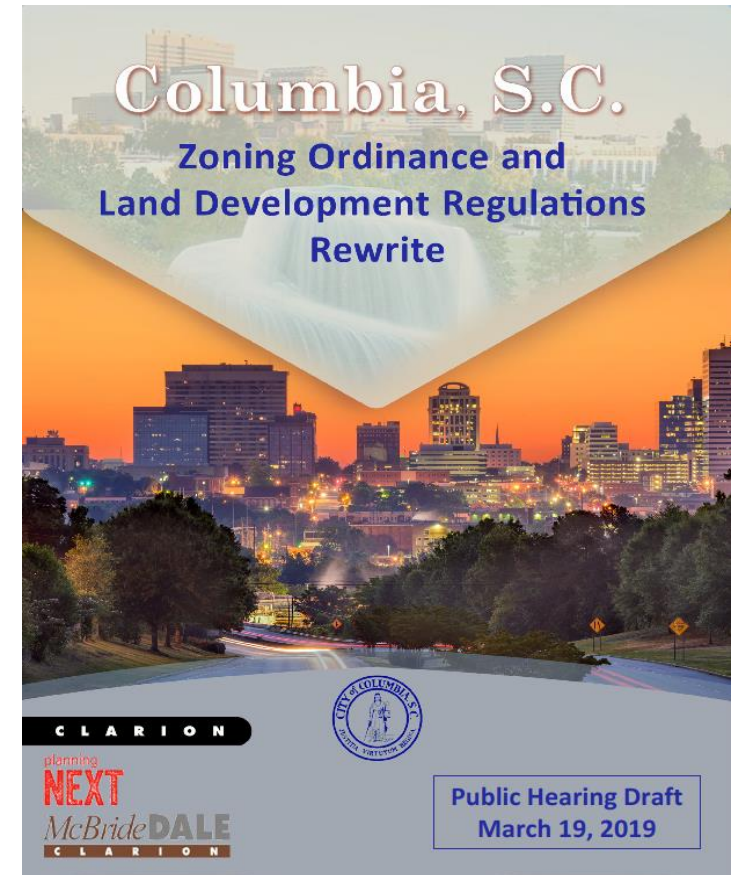
UNIFIED DEVELOPMENT ORDINANCE ZONING MAP



Shandon Neighborhood Council 01-11-21

Status

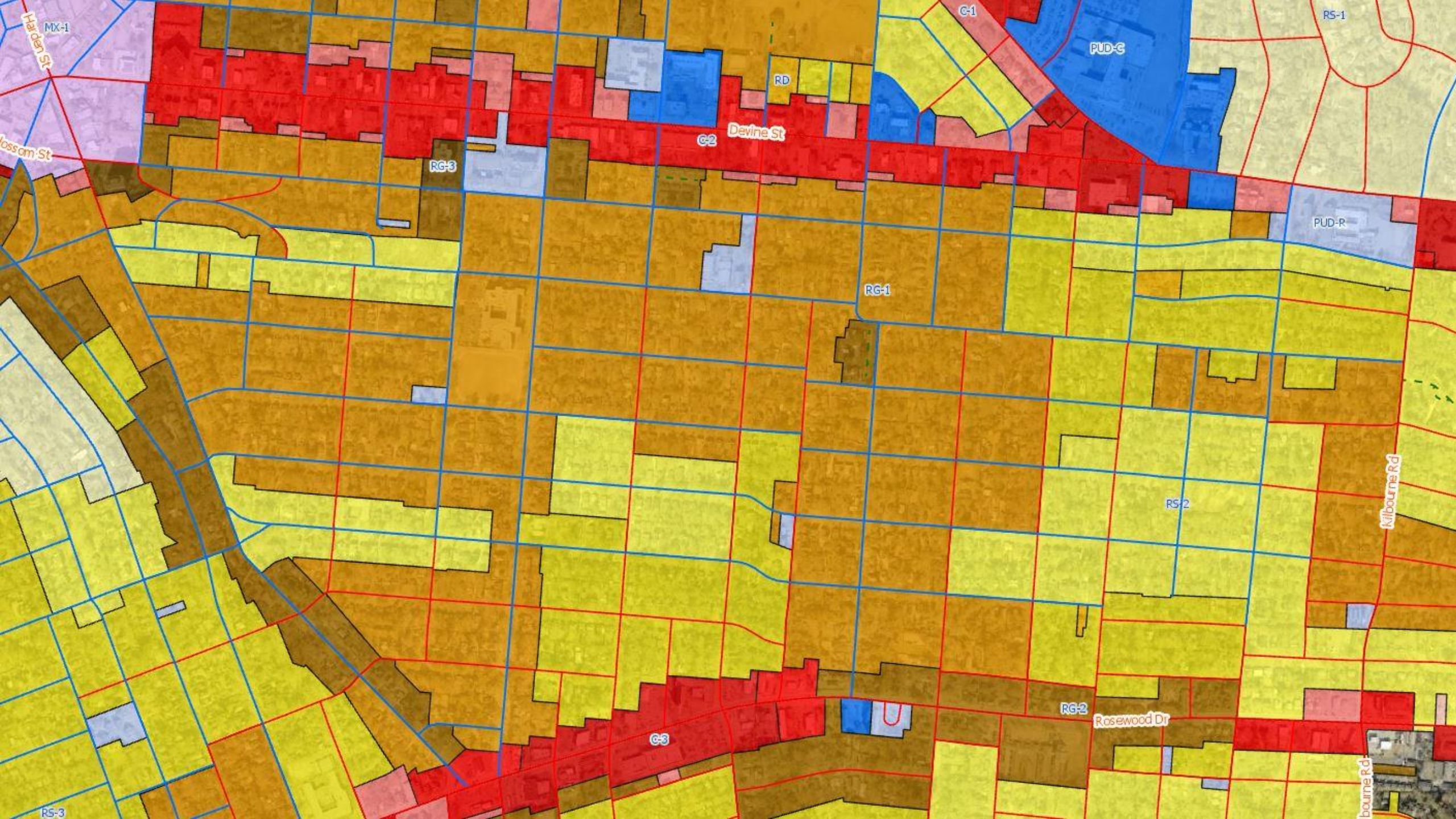
- ❖ Unified Development Ordinance Adopted August 2019
- ❖ Established new zoning districts
- ❖ Re-draw Zoning Maps
- ❖ City Council Public Hearing 01.19.21



FAQ

- ❖ What is need for new ordinance?
- ❖ How will changes affect Shandon? What in the new code is different for residents?
- ❖ Is density increased by these changes?

SHANDON CURRENT ZONING



SHANDON PROPOSED ZONING

CA: Community Activity Center/Corridor

O-I: Office and Institutional District

MU-2: Mixed Use

PD: Planned Development

RSF-2: Residential Single Family

Devine St

MU-1: Mixed Use

NAC: Neighb

RSF-1: Residential Single F

Wilbourne Rd

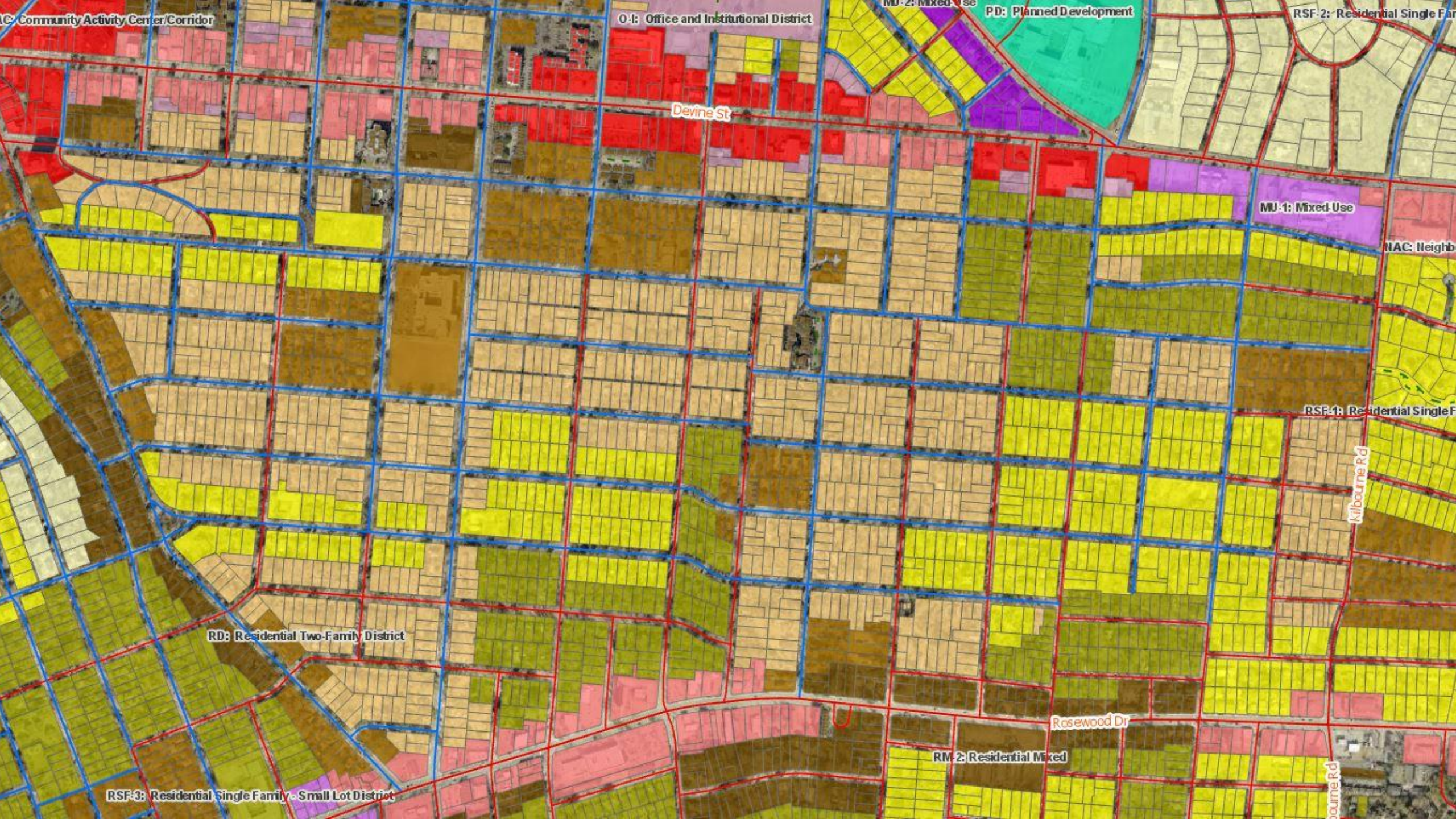
RD: Residential Two-Family District

Rosewood Dr

RM-2: Residential Mixed

RSF-3: Residential Single Family - Small Lot District

bourne Rd



RESIDENTIAL ZONING DISTRICTS

	Current	New	Current	New	Current	New	Current	New	Current	New	Current	New
	RS-1	RSF-1	RS-2	RSF-2	RS-3	RSF-3	RG-1	RM-1	RG-2	RM-2	RD	RD (new)
Lot Area	15,000	15,000	8,500	8,500	5,000	5,000	5,000	5000	5,000	3,000	5,000	5,000
Lot Width	90	90	60	60	50	50	50	50	50	40	50	50
Add'l Lot	NA	NA	NA	NA	NA	NA	8.7	8.7	2,500/16.4	17.2	2,500	Dplx
Lot Depth	70	70	70	70	70	70	70	70	70	60	70	70
Lot Cov. %	30	40	30	40	30	40	40	50	40	50	30	50
FY Setback	35	25	25	20	20	15	25	15	25	15	25	20
Rear Setback	15	15	10	10	10	10	10	10	10	10	10	10
Side Setback	8	8	5	5	5	5	5	5	5	5	5	5
Height	40	40	40	40	40	40	40	40	40	50	40	40

FAQ

- ❖ What is impact on Community Character Overlay?
- ❖ Do the changes make it easier to subdivide lots?
- ❖ Will the changes affect the amount of taxes homeowners pay?
- ❖ What changes are in store for the commercial corridors?

UDO ZONING DISTRICTS

RESIDENTIAL ZONING DISTRICTS

T/C: Transitional/Conservation District

LL-R: Large Lot - Reserve District

RSF-1: Residential Single Family - Large Lot District

RSF-2: Residential Single Family - Medium Lot District

RSF-3: Residential Single Family - Small Lot District

RD: Residential Two-Family District

RD-MV: Residential Two-Family - Mill Village District

RM-1: Residential Mixed District

RM-2: Residential Mixed District

MIXED-USE, ACTIVITY CENTER, & CORRIDOR ZONING DISTRICTS

MU-1: Mixed-Use District

MU-2: Mixed-Use District

NAC: Neighborhood Activity Center/Corridor District

CAC: Community Activity Center/Corridor District

RAC: Regional Activity Center/Corridor District

DAC: Downtown Activity Center District

O-I: Office and Institutional

GC: General Commercial District

MC: Mixed Commercial District

INSTITUTIONAL AND CAMPUS ZONING DISTRICTS

INS-GEN: Institutional - General District

INS-U/M: Institutional - University/Medical District

INS-ZOO: Institutional - Riverbanks Zoo and Gardens District

INS-FJ: Institutional - Fort Jackson District

INS-T/U: Institutional - Transportation/Utilities District

INDUSTRIAL ZONING DISTRICTS

LI: Light Industrial District

HI: Heavy Industrial District

EC: Employment Campus District

**TABLE 17-3.7(B): ESTABLISHED OVERLAY
ZONING DISTRICTS**

OV-A: Airport Safety Overlay District
OV-FW: Floodway Overlay District
OV-FP: Floodplain Overlay District
OV-5P: Five Points Design Overlay District
OV- ID: Innovista Design Overlay District
OV-NMC: North Main Corridor Design Overlay District
OV-CC: City Center Design Overlay District
OV-HP: Historic Preservation Overlay District
OV-GATE-#: Gateway Design Overlay District
OV-CCP: Community Character Protection Overlay District
OV-OAS: Outdoor Advertising Sign Overlay District
OV-HSV: Height and Setback View Corridor Protection Overlay District

ADDITIONAL RESOURCES

www.weplantogether.org/columbiareview

www.columbiasc.gov/zoning

Additional questions?

Call: 803-545-3333

E-Mail zoningmap@columbiasc.gov

NEXT STEPS

- ❖ January 19, 2021 City Council Public Hearing (No Vote)
- ❖ Obtain public input
- ❖ 1st Reading
- ❖ Process map revisions to Planning Commission
- ❖ 2nd Reading with future effective date
- ❖ Map revisions to City Council
- ❖ UDO/Map Effective

THANK YOU!