

# UNIFIED DEVELOPMENT ORDINANCE ZONING MAP

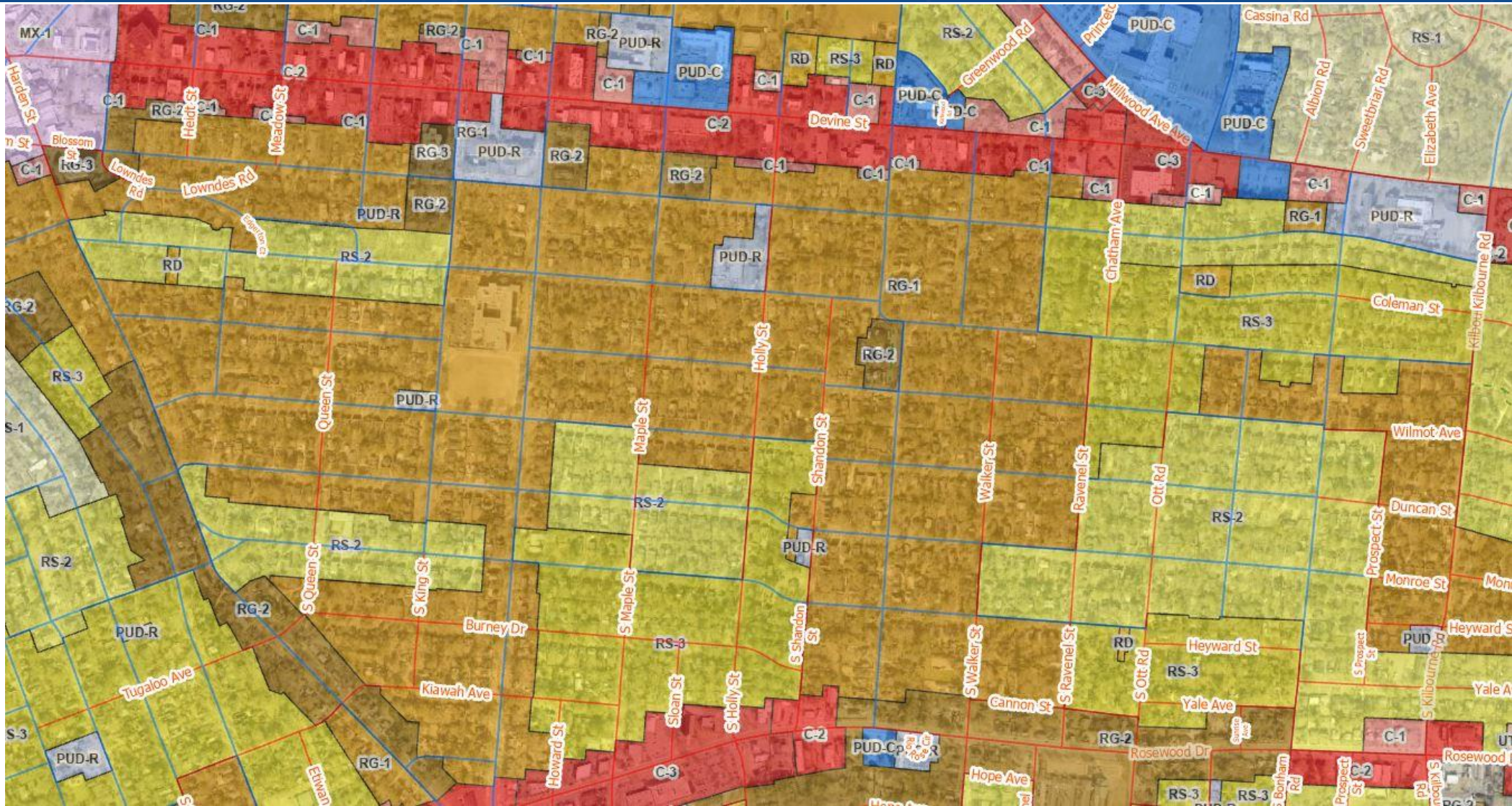


Shandon Neighborhood 03-22-21

# AGENDA

- ❖ REVIEW CURRENT AND PROPOSED ZONING
- ❖ DISCUSS RATIONALE FOR DISTRICT DESIGNATIONS
- ❖ ADDITIONAL RESOURCES
- ❖ NEXT STEPS
- ❖ QUESTIONS

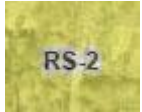
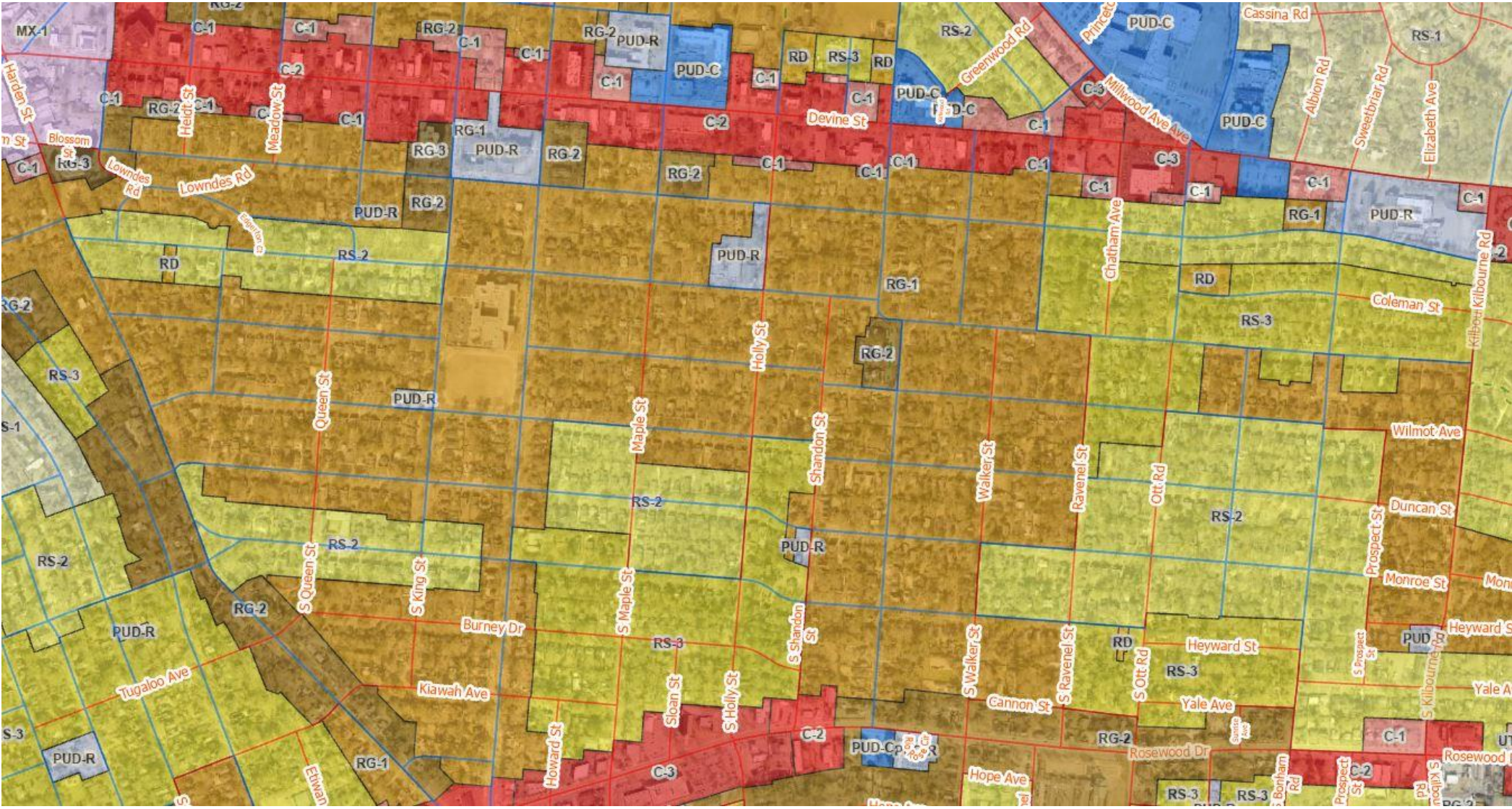
# CURRENT RESIDENTIAL ZONING IN SHANDON



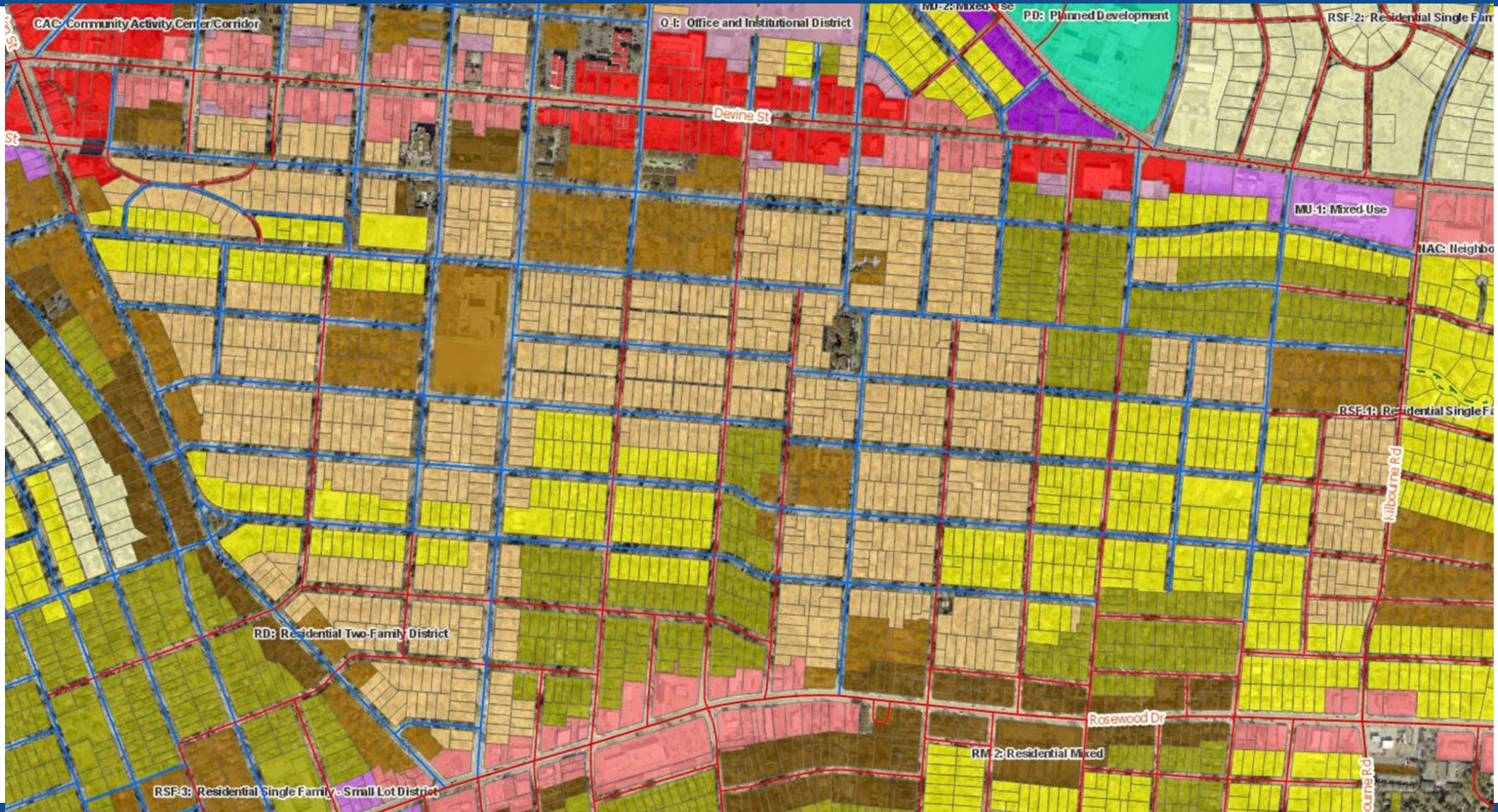
*SIMILAR SINCE AT LEAST 1966*

*+ COMMUNITY CHARACTER*

# MAJORITY ZONED RG-1 (GENERAL RESIDENTIAL)



# PROPOSED RESIDENTIAL ZONING IN SHANDON



+ COMMUNITY CHARACTER

# CURRENT RG-1 (GENERAL RESIDENTIAL) DISTRICT

- ❖ Permits multiple dwelling units on a parcel provided the lot meets the required square footage and size requirements.
- ❖ 8.7 units per acre.
- ❖ Other requirements apply: parking, setbacks, lot coverage, etc.

# PROPOSED RM-1 (RESIDENTIAL MIXED) DISTRICT

- ❖ Permits multiple dwelling units on a parcel provided the lot meets the required square footage and size requirements.
- ❖ 8.7 units per acre
- ❖ Other requirements apply: parking, setbacks, lot coverage, etc.

# PROPOSED RD (TWO-FAMILY) DISTRICT

- ❖ Permits two dwelling units on a parcel provided the lot meets the required square footage and size requirements.
- ❖ 8 units per acre.
- ❖ Other requirements apply: parking, setbacks, lot coverage, etc.



# COMMUNITY CHARACTER

- ❖ REMAINS IN PLACE
- ❖ REGULATES DEMOLITION AND HEIGHT AND SETBACK OF NEW CONSTRUCTION

## WHAT IS RATIONALE FOR PERMITTING MULTIPLE DWELLING UNITS PER LOT? WHY NOT ZONE EVERYTHING SINGLE-FAMILY?

Goal in Residential Districts is to maintain similarity to what exists and not increase or decrease density significantly.

Also to follow the Columbia Compass and Project Goal to “encourage and support infill development” as well as “ensuring access to a mix of housing and neighborhood choices.”

# POPULATION PROJECTIONS

- ❖ FOUR COUNTY REGION (RICHLAND, NEWBERRY, FAIRFIELD, LEXINGTON) GROW BY MORE THAN 525,000 RESIDENTS BY 2050
- ❖ RICHLAND COUNTY IS EXPECTED TO SEE OVER 250,000 OF THAT TOTAL. MUCH EXPECTED IN NORTHERN PORTIONS OF COUNTY, BUT ALSO IN DOWNTOWN AND SURROUNDING AREAS

# ADDITIONAL RESOURCES

[www.weplantogether.org/columbiareview](http://www.weplantogether.org/columbiareview)

[www.columbiasc.gov/zoning](http://www.columbiasc.gov/zoning)

Additional questions?

Call: 803-545-3333

E-Mail [zoningmap@columbiasc.gov](mailto:zoningmap@columbiasc.gov)

# Next Steps

<b>January 19, 2021</b>	Public Hearing
<b>April 6, 2021</b>	City Council 1 <sup>st</sup> Reading of new zoning map
<b>May 3, 2021</b>	Planning Commission consideration of revisions to zoning map
<b>June 6, 2021</b>	City Council 2 <sup>nd</sup> Reading of new zoning map (effective August 30, 2021)
<b>July 20, 2021</b>	City Council Public Hearing and 1 <sup>st</sup> Reading on revisions to zoning map
<b>August 3, 2021</b>	City Council 2nd Reading on revisions to zoning map (effective August 30, 2021)
<b>August 30, 2021</b>	UDO and Map Effective

The image features the text "Q&A" rendered in a 3D, blocky font. The letters are a medium blue color with a slight gradient and are set against a white background. The letters are positioned in the center of the frame. The top and bottom of the image are framed by a dark blue border with a repeating pattern of light blue puzzle pieces.

Q&A

**THANK YOU!**