

**ORDINANCE NO.: 2014-103**

*Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplementary District Regulations, Sec. 17-321 Private dormitory*

BE IT ORDAINED by the Mayor and Council this 2nd day of December, 2014, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplementary District Regulations to amend Sec. 17-321 Private dormitory, to read as follows:

**Sec. 17-321. Private dormitory.**

- (a) Private dormitories are permitted in C-3, C-4, C-5, M-1, M-2, MX-2 and RG-3 districts, subject to the following conditions:
- (1) No private dormitory shall be located upon a lot that is within 600 feet from a lot zoned RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2, RG-1, RG-1A, RG-1B, or RG-2. In the C-3 district, this distance may be reduced to 300 feet for any portion of the lot that is adjacent to an active railroad track, commercial zoning, or arterial street .
  - (2) No private dormitory shall be located upon a lot that is within 600 feet from a lot zoned PUD-R where the majority of the dwelling units within that PUD-R are detached single- or two-family dwellings. In the C-3 district, this distance may be reduced to 300 feet for any portion of the lot that is adjacent to an active railroad track, commercial zoning, or arterial street.
  - (3) A private dormitory shall have a maximum density of 150 bedrooms per acre; however the board of zoning appeals may grant a special exception to exceed this density in C-3, C-4, C-5, and MX-2 districts. In considering the criteria for special exceptions set forth in section 17-112(2); the applicant shall provide to the board of zoning appeals an operation and management plan that shall describe the programs of operation and management including, but not limited to:
    - a. Use and activity that will occur in conjunction with the dormitory use;
    - b. Hours and operation of non-residential services;
    - c. Security plan including provisions for common and parking areas;
    - d. Noise control;
    - e. Provisions for transportation including location for loading/unloading of shuttles or buses, if applicable;
    - f. Location of entrances and exits;
    - g. Location and management of parking for residents and visitors;
    - h. Location of amenities and their relationship and compatibility with adjacent uses.
  - (4) A private dormitory occupancy is limited to one person per bedroom;
  - (5) Parking requirements for a private dormitory shall be as follows: in RG-3, C-3, C-4, M-1, M-2, and MX-2 districts the ratio shall be 0.75 on-site vehicular parking space and .25 on-site bicycle parking space per bedroom. In the C-5 zoning district the ratio shall be 0.5 vehicular parking space located within 800 feet of the dormitory's main entrance and 0.25 on-site bicycle parking space per bedroom. Seventy-five (75) percent of required bicycle parking in all districts shall be located in an enclosed and secured area.

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- (6) A private dormitory shall maintain lot size, setback, and height requirements as set forth in section 17-275 (lot size, setback, and height requirements), except as may be reduced by section 17-276 (average building line of adjacent structures may be used as front setback line), or by any designated historic or design overlay district;
  - (7) A private dormitory shall include sidewalks along all streets;
  - (8) A private dormitory shall have an on-site manager available 24 hours a day, seven days a week.
  - (9) A private dormitory within the C-3, C-4, C-5, and MX-2 zoning classifications shall not have more than 60 percent of the total number of dwelling units designed for occupancy by more than three unrelated adults.
  - (10) A private dormitory shall conform to any designated historic or design overlay district design guidelines.
- (b) Private dormitories need not be arranged with distinct dwelling units; however when bedrooms are located around a central kitchen or bathroom, a private dormitory may have more than three unrelated adults per dwelling unit.
  - (c) The board of zoning appeals shall not grant a variance from any of the provisions of this section;
  - (d) Private dormitories are not permitted within properties zoned PUD, except for parcels located within the Bull Street Planned Unit Development whose boundaries are Bull Street on the west, Calhoun Street to the south, Harden Street to the east, and Colonial Street to the north. Private dormitories within this Bull Street Neighborhood are subject only to conditions (1), (4) and (8) above.

This ordinance is effective as of final reading.

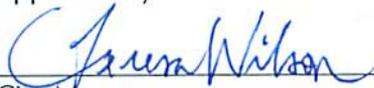
In light of the fact that City staff will begin rewriting the zoning ordinance in the first quarter of 2015, effective January 1, 2015 there will be no additional applications accepted for private dormitories in the C-3 zoning districts until a new zoning ordinance is adopted.

Requested by:

Assistant City Manager Gentry

  
\_\_\_\_\_  
Mayor

Approved by:

  
\_\_\_\_\_  
City Manager

Approved as to form:

  
\_\_\_\_\_  
City Attorney  
Introduced: 11/18/2014  
Final Reading: 12/2/2014

ATTEST:

  
\_\_\_\_\_  
City Clerk

LEGEND:

x = Permitted use in the district; e = Special exception by board of zoning appeals a = Permitted accessory use; a/e = Permitted as an accessory use or as a principal use by special exception; nr = No requirements;  
 "c" = Permitted in the indicated district, provided the owner and/or tenant complies with the associated conditions set forth in this article; "o" = Permitted in the indicated district as office only.  
 "a/c" = Permitted in the indicated district as an accessory use but is also permitted as a primary use provided the owner and/or tenant complies with the associated conditions set forth in this article

Principal Uses	Zoning Districts																			Off-Street Parking Requirements
	D-1	RS-1 RS-1A RS-1B RS-2 RS-3	R-D RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	
8811.4 Dormitories, Public								e		e		x	x					e	x	See section 17-321
8811.5 Fraternity and sorority houses				e	e	e		e		e		e	e					e	e	
8811.6 Dormitories, Private (section 17-321)							c			c/e		c/e	c/e		c	c			c/e	
89 Miscellaneous services								x	x	x	x	x	x	x	x		x	x	x	3 for each 1,000 square feet of gross floor area
DIVISION J. PUBLIC ADMINISTRATION																				
91 Executive, legislative and general government except finance																				
911 Executive offices								x	x	x	x	x	x	x				x	x	3 for each 1,000 square feet of gross floor area
912 Legislative bodies								x	x	x	x	x	x					x	x	
919 General government not elsewhere classified								x	x	x	x	x	x					x	x	
92 Justice, public order and safety																				
921 Courts								x		x	x	x	x		x			x	x	3 for each 1,000 square feet of gross floor area
922 Public order and safety															e	e				1 for each 6 inmates
9223 Correctional institutions	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		x	x	1 for each employee on shift
9224 Police and fire protection								x	x	x	x	x	x					x	x	3 for each 1,000 square feet of gross floor area
93 Public finance, taxation and monetary policy								x	x	x	x	x	x					x	x	
94 Administration of human resources programs								x	x	x	x	x	x					x	x	
95 Administration of environmental quality and housing programs								x	x	x	x	x	x						x	