

ORDINANCE NO.: 2011-032

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*Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 10, Off-Street Parking and Loading Facilities, Sec. 17-343 Required improvements for parking areas*

BE IT ORDAINED by the Mayor and Council this \_\_\_\_ day of \_\_\_\_\_, 2011, that the 1998 Code of Ordinances of The City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 10, Off-Street Parking and Loading Facilities, Sec. 17-343, Required improvements for parking areas is amended to read as follows:

**Sec. 17-343. Required improvements for parking areas.**

Off-street parking spaces, except for those provided at one- and two- family residences, shall be within properly graded, marked and improved lots or within parking structures. For the purposes of this section, the term "improved" shall mean that the surface of a parking space is completely paved with concrete, asphalt, or some other like rigid surface, such as pavers or pervious concrete; to be certain, "improved" does not include gravel or crush and run, even when compacted. Within all zoning districts except C-4, and C-5 the Board of Zoning Appeals may, as a special exception, permit an alternative surface for parking spaces. In addition to the criteria required for review of a special exception, the Board shall consider the durability of the proposed alternative surface versus the projected extent and intensity of use and the physical characteristics of the alternative versus the intended users. The Board may attach conditions to an approval of an alternative surface, including a condition that would regulate the extent and intensity of the use of the parking space, to ensure that parking spaces are and will remain safe, well maintained, well drained, and visually appealing.

Requested by:

Zoning Administrator

  
MAYOR

Approved by:

  
City Manager

Approved as to form:

  
City Attorney

ATTEST:

  
City Clerk

Introduced: 05/17/2011  
Final Reading: 05/24/2011

**Sec. 17-258. Table of permitted uses.**

Uses permitted in the general zoning districts shall be as set forth in table 1 and as modified by special provisions, exceptions and conditions contained elsewhere in this article.

- (1) Symbols used in table 1 are as follows:
  - a. "x" means that the indicated use is permitted in the indicated district.
  - b. "e" means that the indicated use is permitted in the indicated district, subject to the granting of a special exception by the board of zoning appeals.
  - c. "a" means that the indicated use is permitted as an accessory use in the indicated districts.
  - d. "a/e" means that the indicated use is permitted as an accessory use in indicated districts, but is also permitted in those districts as a principal use if approved by the board of zoning appeals as a special exception.
  - e. "n.e.c." means "not elsewhere covered" in the Standard Industrial Classification Coding Manual.
  - f. "n.r." means "no requirement."
  - g. "c" means that the indicated use is permitted in the indicated district, provided the owner and/or tenant complies with the associated conditions set forth in this article.
  - h. "o" means indicated use is permitted in the indicated district as office only.
  - i. "a/c" means that the indicated use is permitted as an accessory use in indicated districts, but is also permitted as a primary use provided the owner and/or tenant complied with the associated conditions set forth in this article.
- (2) Any use not permitted in a district is expressly prohibited.
- (3) In residential districts, the following uses are prohibited:
  - a. Storage in connection with a trade;
  - b. Storage or long term parking of commercial vehicles or industrial storage in excess of one day; and
  - c. Storage of building materials except in connection with active construction.
- (4) A section number following the use category means that the use is allowed but must meet the conditions and requirements set forth in the referenced section.
- (5) The zoning administrator may utilize the Standard Industrial Classification Manual to determine the appropriate classification of land use.

Principal Uses	D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD	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	Off-Street Parking Requirements	
	72 Personal services																				
721 Laundry, cleaning and garment services																					
7211 Power laundries										e						x	x				1.7 for each 1,000 square feet

Principal Uses			D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD	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	Off-Street Parking Requirements		
				7212	Garment pressing and agents for laundries and dry cleaners								e	x	x	e	x	x	x	x				x
	7213	Linen supply										x		x			x				o	e	of gross floor area	
	7214	Diaper service										x		x			x				o	o		of gross floor area
	7215	Coin-operated laundries and dry cleaning				a	a	a	a	e	e	x	e	x	x	x	x	x			x	x		
	7216	Dry cleaning plants, except rug cleaning														x	x						1.7 for each 1,000 square feet of gross floor area	
	7217	Carpet and upholstery cleaning														x	x				o	o		1.7 for each 1,000 square feet of gross floor area
	7218	Industrial laundrers														x	x							
	7219	Laundry and garment services not elsewhere classified										e				x	x					x	3.5 for each 1,000 square feet of gross floor area	
	722	Photographic studios, portrait								x	x	x	x	x	x	x	x			x	x	x	1.7 for each 1,000 square feet of gross floor area	
	723	Beauty shops							a	e	x	x	x	x	x	x	x			x	x	x	3 for each 1,000 square feet of gross floor area	
	724	Barbershops							a	e	x	x	x	x	x	x	x			x	x	x		3 for each 1,000 square feet of gross floor area
	725	Shoe repair shops, shoeshine parlors and hat cleaning shops									x	x	x	x	x	x	x			x	x	x	1 for each 300 square feet of gross floor area	