

RICHLAND COUNTY  
PLANNING COMMISSION



NOVEMBER 7, 2011



**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, November 7, 2011**

**Agenda**

**1:00 PM**

**2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers**

**STAFF** Amelia R. Linder, Esq. .... Attorney  
Geonard Price.....Deputy Planning Director/Zoning Administrator  
Holland Jay Leger, AICP.....Planning Services Manager

**PUBLIC MEETING CALL TO ORDER** ..... Patrick Palmer, Chairman

**PUBLIC NOTICE ANNOUNCEMENT**

**PRESENTATION OF MINUTES FOR APPROVAL**

October 2011 minutes

**ROAD NAME APPROVALS**

**AGENDA AMENDMENTS**

**TEXT AMENDMENTS**

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; "RESIDENTIAL USES" OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT GROUP HOMES (10 OR MORE) IN THE RU (RURAL DISTRICT), RM-HD (RESIDENTIAL, MULTI-FAMILY - HIGH DENSITY DISTRICT), NC (NEIGHBORHOOD COMMERCIAL DISTRICT), RC (RURAL COMMERCIAL DISTRICT), OI (OFFICE AND INSTITUTIONAL DISTRICT) AND GC (GENERAL COMMERCIAL DISTRICT) WITH SPECIAL REQUIREMENTS.

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2. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-109, CRD CORRIDOR REDEVELOPMENT OVERLAY DISTRICT; AND SECTION 26-110, DBWP DECKER BOULEVARD/WOODFIELD PARK NEIGHBORHOOD REDEVELOPMENT OVERLAY DISTRICT; SO AS MAKE THE STANDARDS FOR THOSE DISTRICTS MANDATORY RATHER THAN OPTIONAL.

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**OTHER BUSINESS**

**ADJOURNMENT**



# DRAFT

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. 11-\_\_HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “RESIDENTIAL USES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT GROUP HOMES (10 OR MORE) IN THE RU (RURAL DISTRICT), RM-HD (RESIDENTIAL, MULTI-FAMILY - HIGH DENSITY DISTRICT), NC (NEIGHBORHOOD COMMERCIAL DISTRICT), RC (RURAL COMMERCIAL DISTRICT), OI (OFFICE AND INSTITUTIONAL DISTRICT) AND GC (GENERAL COMMERCIAL DISTRICT) WITH SPECIAL REQUIREMENTS.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Residential Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

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USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
<b>Residential Uses</b>																	
Accessory Dwellings		SR	SR	SR	SR	SR	SR		P	P					SR		
Common Area Recreation and Service Facilities		P	P	P	P			P	P	P	P						
Continued Care Retirement Communities		SE	SE						SR	SR	SR		SR	SR			
Dormitories										P	SE			SE			
Dwellings, Conventional or Modular																	
Multi-Family, Not Otherwise Listed									P	P	P						
Single-Family, Detached		P	P	P	P	P	P	P	P	P							
Single-Family, Zero Lot Line, Common						SE	SE		SR	SR	SR			SR			
Single-Family, Zero Lot Line, Parallel				SR	SR	SR	SR		SR	SR	SR						
Two-Family									P	P							
Dwellings, Manufactured Homes on Individual Lots		SR	SR	SR				SR							SE		
Fraternity and Sorority Houses									P	P	P						
Group Homes (9 or Less)		SR	SR	SR	SR	SR	SR	SR	SR	SR							
<b>Group Homes (10 or More)</b>		<b>SR</b>								<b>SE SR</b>							
Manufactured Home Parks								SR									
Rooming and Boarding Houses										SE	SE	SE	SE	P			
Special Congregate Facilities											SE			SE			

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SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; is hereby amended to read as follows:

- (b) *Permitted uses with special requirements listed by zoning district.*
- (1) Accessory Dwellings - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, M-1)
  - (2) Amusement or Water Parks, Fairgrounds - (GC, M-1, LI)
  - (3) Animal Shelters - (GC, M-1, LI)
  - (4) Antennas - (All Districts)
  - (5) Athletic Fields - (TROS, NC, RC)
  - (6) Banks, Finance, and Insurance Offices – (NC, RC)
  - (7) Barber Shops, Beauty Salons, and Related Services - (RU, RM-MD, RM-HD)
  - (8) Bars and other Drinking Places - (RC, GC, M-1, LI)
  - (9) Batting Cages - (GC, M-1, LI)
  - (10) Bed and Breakfast Homes/Inns - (RU, RR, RM-MD, RM-HD, OI, NC, RC, GC)
  - (11) Beer/Wine/Distilled Alcoholic Beverages – (GC)
  - (12) Body Piercing Facilities – (GC)
  - (13) Buildings, High-Rise, Four (4) or Five (5) Stories – (RM-HD, OI, GC)
  - (14) Bus Shelters/Bus Benches - (All Districts)
  - (15) Car and Light Truck Washes- (RC)
  - (16) Cemeteries and Mausoleums - (RU, OI, NC, RC, GC, M-1, LI, HI)
  - (17) Continued Care Retirement Communities - (RM-MD, RM-HD, OI, RC, GC)
  - (18) Construction, Building, General Contracting, with Outside Storage - (M-1, LI)

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- (19) Construction, Building, Heavy, with Outside Storage - (M-1, LI)
- (20) Construction, Special Trades, with Outside Storage - (M-1, LI)
- (21) Country Clubs with Golf Courses - (TROS, RU, GC, M-1, LI)
- (22) Day Care, Adult, Home Occupation (5 or fewer) – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- (23) Day Care Centers, Adult - (RU, OI, NC, RC, GC, M-1)
- (24) Day Care, Child, Family Day Care, Home Occupation (5 or fewer) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- (25) Day Care Centers, Child, Licensed Centers - (RU, OI, NC, RC, GC, M-1)
- (26) Drugs and Druggists' Sundries – (GC)
- (27) Durable Goods, Not Otherwise Listed – (GC)
- (28) Dwellings, Manufactured Homes on Individual Lots - (RU, MH)
- (29) Dwellings, Manufactured Homes on Individual Lots - (RR, RS-E)
- (30) Dwellings, Single Family, Zero Lot Line, Common and Parallel - (Common: RM-MD, RM-HD, OI, GC, M-1; Parallel: RS-E, RS-LD, RS-MD, RS-HD, RM-MD, RM-HD, OI, M-1)
- (31) Electrical Goods – (GC)
- (32) Fuel Oil Sales (Non-Automotive) - (M-1, HI)
- (33) Furniture and Home Furnishings – (GC)
- (34) Golf Courses - (TROS, GC, M-1, LI)
- (35) Golf Driving Ranges (Freestanding) - (TROS, RC, GC, M-1, LI)
- (36) Go-Cart, Motorcycle, and Similar Small Vehicle Tracks - (GC)
- (37) Group Homes (9 or Less) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (38) Group homes (10 or more) - (RU, RM-HD, OI, NC, RC, GC)**

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(39)~~(38)~~Home Occupations - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

(40)~~(39)~~Kennels - (RU, OI, RC, GC, M-1, LI)

(41)~~(40)~~Libraries – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)

(42)~~(41)~~Lumber and Other Construction Materials – (GC)

(43)~~(42)~~Machinery, Equipment and Supplies – (GC)

(44)~~(43)~~Manufactured Home Sales – (GC, M-1)

(45)~~(44)~~Manufactured Home Parks – (MH, M-1)

(46)~~(45)~~Market Showrooms - (GC)

(47)~~(46)~~Motor Vehicles, New Parts and Supplies – (GC)

(48)~~(47)~~Motor Vehicles, Tires and Tubes – (GC)

(49)~~(48)~~Nondurable Goods, Not Otherwise Listed – (GC)

(50)~~(49)~~Paints and Varnishes – (GC)

(51)~~(50)~~Pet Care Services – (NC, RC)

(52)~~(51)~~Petroleum and Coal Products Manufacturing - (HI)

(53)~~(52)~~Petroleum and Petroleum Products - (M-1, HI)

(54)~~(53)~~Places of Worship – (RU, RR, RM-MD, RM-HD, RC)

(55)~~(54)~~Plumbing and Heating Equipment and Supplies – (GC)

(56)~~(55)~~Poultry Farms – (RU)

(57)~~(56)~~Produce Stands – (RU)

(58)~~(57)~~Public or Private Parks- (All Districts)

(59)~~(58)~~Public Recreation Facilities- (All Districts)

(60)~~(59)~~Radio, Television, and Other Similar Transmitting Towers – (M-1)

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(61)~~(60)~~Recreational Vehicle Parks and Recreation Camps – (RU)

(62)~~(61)~~Rental Centers, With Outside Storage – (GC)

(63)~~(62)~~Repair and Maintenance Service, Appliance and Electronics - (RC, GC, M-1, LI)

(64)~~(63)~~Research and Development Services – (OI)

(65)~~(64)~~Schools, Including Public and Private Schools, Having a Curriculum Similar to Those Given in Public Schools - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)

(66)~~(65)~~Sexually Oriented Businesses - (GC, HI)

(67)~~(66)~~Sporting Firearms and Ammunition – (GC)

(68)~~(67)~~Swim and Tennis Clubs – (TROS)

(69)~~(68)~~Swimming Pools - (TROS, RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

(70)~~(69)~~Tobacco and Tobacco Products – (GC)

(71)~~(70)~~Utility Substations - (All Districts)

(72)~~(71)~~Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) - (OI, NC)

(73)~~(72)~~Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State, or Local Government) - (OI, NC, RC, GC)

(74)~~(73)~~Warehouses (Self Storage) - (RC, GC, M-1, LI)

(75)~~(74)~~Yard Sales - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

(76)~~(75)~~Zoos and Botanical Gardens – (GC, M-1)

**SECTION III.** The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; is hereby amended by the insertion of a new paragraph to read as Paragraph “(38) Group homes (10 or more), the existing Paragraph (38) is renumbered

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to read as Paragraph (39), and all remaining paragraphs are renumbered in appropriate chronological order.

(38) Group homes (10 or more).

a. Use districts: Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.

Parking shall not be located in the required front yard, except in the General Commercial District.

b. Use districts: Rural District.

1. Minimum lot size to establish an orphanage shall be one (1) acre.

2. Parking shall not be located in the required front yard.

3. No parking space or drive shall be located closer than twenty (20) feet from any road line or property line.

SECTION IV. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (c), Special Exceptions Listed by Zoning District; is hereby amended by the deletion of paragraph (14) in its entirety, and the appropriate renumbering of all remaining paragraphs.

SECTION V. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; is hereby amended by the deletion of paragraph (14) in its entirety, and the appropriate renumbering of all remaining paragraphs.

SECTION VI. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION VII. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION VIII. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2011.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Paul Livingston, Chair

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ATTEST THIS THE \_\_\_\_ DAY

OF \_\_\_\_\_, 2011

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Michelle Onley  
Assistant Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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Approved As To LEGAL Form Only  
No Opinion Rendered As To Content

Public Hearing:  
First Reading:  
Second Reading:  
Third Reading:

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-11HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-109, CRD CORRIDOR REDEVELOPMENT OVERLAY DISTRICT; AND SECTION 26-110, DBWP DECKER BOULEVARD/WOODFIELD PARK NEIGHBORHOOD REDEVELOPMENT OVERLAY DISTRICT; SO AS MAKE THE STANDARDS FOR THOSE DISTRICTS MANDATORY RATHER THAN OPTIONAL.

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-109, CRD Corridor Redevelopment Overlay District; Subsection (b), Applicability/Establishment; is hereby amended to read as follows:

(b) *Applicability/Establishment.*

- (1) The CRD Overlay District may be approved and designated by County Council for any area within the county that has already had a Master Plan approved and adopted by the County Council; ~~provided, however, the standards of such district shall remain optional, as described in subparagraph (2), below.~~ The provisions of this Section shall apply to all parcels of land and rights of way, or portions thereof, within the boundaries of a CRD Overlay District. No change in the boundary of the CRD Overlay District shall be authorized, except by the County Council, pursuant to procedures in Section 26-52.
- ~~(2) — Once a CRD Overlay District is applied to a designated area of the county, the development standards of the underlying district shall remain in place until such time as a property owner applies to the Planning and Development Services Department to have the standards of the CRD Overlay District apply to his/her property. Only one set of standards shall apply to any one parcel of land, and a property owner is not allowed to simultaneously use the development standards of both districts.~~
- (32) Development in a CRD Overlay District shall consist of higher density mixed-use building types that accommodate retail, offices, and residential uses. Allowed uses include those uses allowed in the underlying zoning districts. Additional permitted uses and exceptions are listed in subsection (c), below. Development within identified CRD zones shall conform to the

## AMENDED

form-based standards found in subsection (d), below. The CRD Overlay District has detailed provisions for uses, building types, density, height, street design, design of public spaces, the mix of uses, building design, parking, and other aspects of the human environment.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-110, DBWP Decker Boulevard/Woodfield Park Neighborhood Redevelopment Overlay District; Subsection (b), Applicability/Establishment; is hereby amended to read as follows:

(b) *Applicability/Establishment.* The DBWP Neighborhood Overlay District may be approved and designated by County Council for ~~any area within the county that has already had a Master Plan that area within the county to which the “The Renaissance Plan for the Decker Boulevard/Woodfield Park Area” Master Plan was approved and adopted by the County Council.~~ The provisions of this Section shall apply to all parcels of land and rights of way, or portions thereof, within the boundaries of a DBWP Neighborhood Overlay District. No change in the boundary of the DBWP Neighborhood Overlay District shall be authorized, except by the County Council, pursuant to procedures in Section 26-52.

~~(1) — The DBWP Neighborhood Overlay District may be approved and designated by County Council for any area within the county that has already had a Master Plan approved and adopted by the County Council; provided, however, the standards of such district shall remain optional, as described in subparagraph (2), below.~~

~~(2) — Once a DBWP Neighborhood Overlay District is applied to a designated area of the county, the development standards of the underlying district shall remain in place until such time as a property owner applies to the Planning and Development Services Department to have the standards of the DBWP Neighborhood Overlay District apply to his/her property. Only one set of standards shall apply to any one parcel of land, and a property owner is not allowed to simultaneously use the development standards of both districts.~~

SECTION III. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION IV. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION V. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2011.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Paul Livingston, Chair

ATTEST THIS THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2011.

\_\_\_\_\_  
Michelle M. Onley  
Assistant Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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Approved As To LEGAL Form Only  
No Opinion Rendered As To Content

First Reading: November 1, 2011 (tentative)  
Public Hearing: November 22, 2011 (tentative)  
Second Reading: November 22, 2011 (tentative)  
Third Reading:

