

ORDINANCE NO.: 2009-109

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations, to add Sec. 17-294 Non-depository personal credit institutions (payday loan and/or title loan establishments); and Division 9, Supplementary District Regulations, Sec. 17-305 Planned unit developments (a) Generally

WHEREAS, The Code Enforcement Task Force ("CETF") finds that the proliferation of pay day and other like lenders suggests a commercial corridor is in economic and social decline, negatively impacting economic development efforts, and that these changes would discourage the illegal practice of rolling over loans and minimize the often garish appearance of such establishments, and,

WHEREAS, the Mayor and City Council hereby adopt the findings of the CETF as a basis for this ordinance; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and Council this 27th day of January, 2010, that the 1998 Code of Ordinances of The City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations to add Sec. 17-294 Non-depository personal credit institutions (payday loan and/or title establishments); and Division 9, Supplementary District Regulations, Sec. 17-305 Planned unit developments (a) Generally, are amended to read as follows:

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Sec. 17-294. Non-depository personal credit institutions (payday loan and/or title loan establishments).

Non-depository personal credit institutions (payday loan and/or title loan establishments) are permitted in C-1, C-2, C-3, C-3A, C-4, C-5, M-1, M-2, and UTD districts subject to the following conditions:

(a) No non-depository personal credit institution (payday loan and/or title loan establishments) shall be located upon a lot that is within 3,000 feet of a lot upon which a non-depository personal credit institution (payday loan and/or title loan establishments) already exists.

(b) No non-depository personal credit institution (payday loan and/or title loan establishments) shall be located within a building having less than 12,000 square feet of gross floor area.

(c) The Board of Zoning Appeals shall not grant a variance from any of the provisions of this section, and the provisions of this section shall not be varied by any provisions of a planned unit development.

Secs. 17-295 - - 17-300. Reserved

Sec. 17-305. Planned unit developments.

(a) Generally. Planned unit developments will be designed in accordance with the provisions of this section. No planned unit development shall be used to allow for more than three unrelated adults per dwelling unit or to vary from the conditions required to establish a non-depository personal credit institution. Private dormitories are not permitted within a planned unit development.

(The remainder of this section is unchanged.)

Requested by:

Planning & Development Services


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 12/2/2009

Final Reading: 1/27/2010

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. "ae" 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.f." 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 that the indicated use is permitted in the indicated district as office only.
 - i. "alc" means that the indicated use is permitted 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	Standard Industrial Classification														Off-Street Parking Requirements						
	D-1	RS-1 RS-1A RS-1B RS-2 RS-3	R-D	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	
DIVISION H. FINANCE, INSURANCE AND REAL ESTATE (60-67)																					
6141 Non-depository personal credit institutions (pay day loan and/or title loan establishments) (Section 17-294)																					
6553 Cemetery subdividers and developers	e	e	e	e	e	e	e	X	X	X	X	X	X	X	X	X	X	o	X	o	
																					3 for each 1,000 square feet of gross floor area

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