

(I) OV-CCP: Community Character Protection Overlay District

(1) Purpose

- a. The Community Character Protection Overlay (OV-CCP) District is intended to minimize the possibility that construction activity within a residential community would drastically negatively affect the existing character of that community.
- b. The OV-CCP designation and the associated measures for community character protection are not intended to be utilized as a stand-alone zoning district classification, but as a set of regulations which are overlaid and supplemental to the regulations of the existing zoning district.

(2) Applicability

- a. Unless exempt in accordance with subsection c below, new construction on or subdivision of land within the OV-CCP District that is located within a Residential base zoning district or residentially used shall comply with the standards in this Section.
- b. For the purpose of this Section, “new construction” includes the placement of a structure moved from another site.
- c. The following are exempt from this Section:
 1. Subdivision of a parcel five acres or larger;
 2. Subdivision within a PD District (see Sec. 17-3.6, Planned Development Districts); and
 3. Lots of record existing upon the 1999 Richland County Tax Maps.

(3) Modifications of Otherwise Applicable Development Standards

a. Side Yard Setbacks

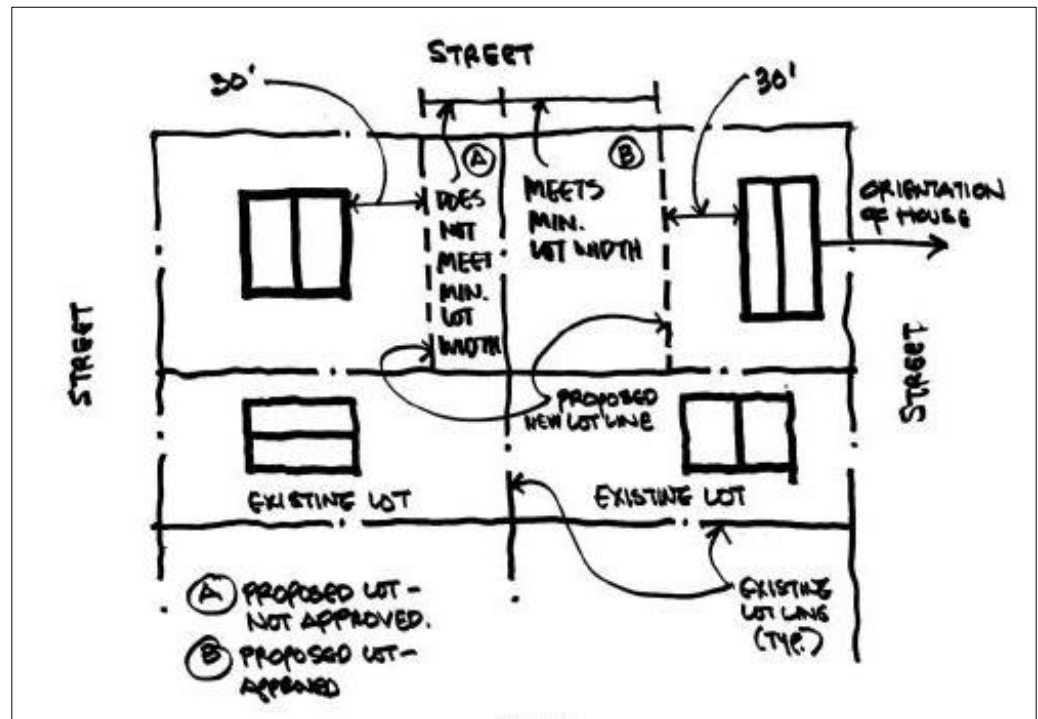
1. The side yard setbacks for new construction on a residential lot shall be the mean side yard setback for all improved residential lots located on the same block face, except that:
 - (i) Side yard setbacks shall not reduce the width of a building pad upon a newly subdivided residential lot to a width of less than 30 feet; and
 - (ii) Side yard setbacks upon a newly subdivided residential lot shall not be less than five feet.
2. For the purpose of this Sec. 17-3.7(I)(3)a, "newly subdivided residential lot" means any residential lot created by a plat of subdivision filed and recorded after August 30, 2021 upon which no more than a single-family or two-family dwelling can be constructed.

b. Subdivisions of Improved Corner Lots

The following shall apply to an application to subdivide a new residential lot from an improved corner lot:

1. If the application for subdivision seeks to orient a structure perpendicular to the existing structure located upon the "remaining" corner lot, no new lot line shall be closer to the existing structure than 30 feet. Covered or enclosed landings, porches, or patios incidental to the structure having less than 75 square feet gross floor area may encroach into this thirty-foot setback (see Figure 17.3.7(I)(3)b.1: Minimum Lot Line Distance for Perpendicular Structure).

Figure 17.3.7(I)(3)b.1: Minimum Lot Line Distance for Perpendicular Structure



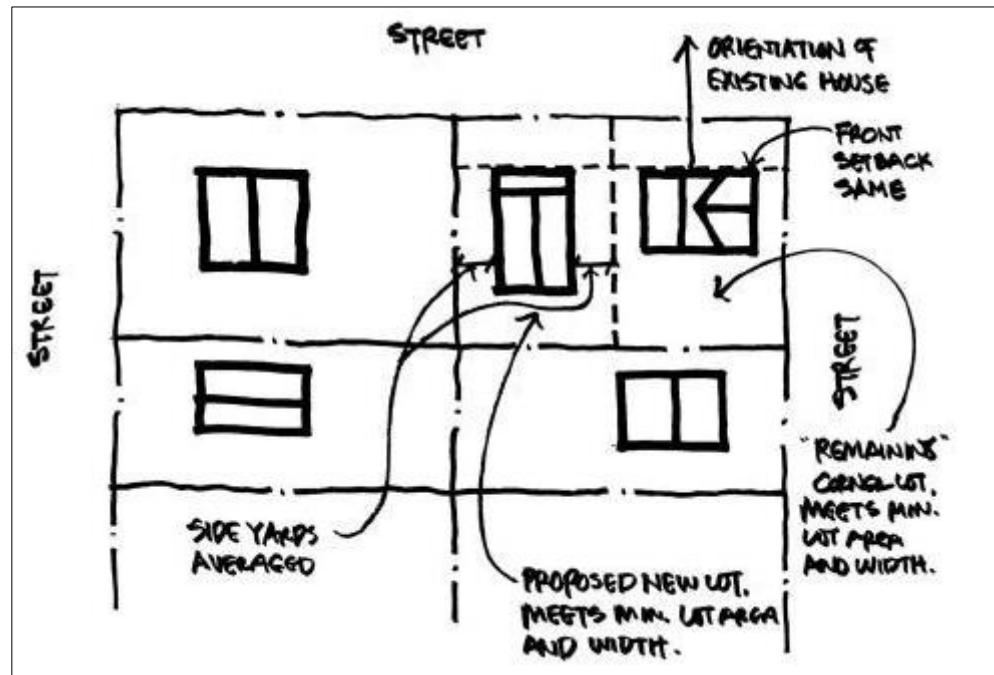
2. If the application for subdivision seeks to orient a structure in the substantially same orientation as the existing structure located upon the "remaining" corner lot, the front yard setback of the new lot shall be the same as the same street setback of the existing structure upon the "remaining" corner lot (see Figure 17.3.7(I)(3)b.3: Front and Side Yard Setbacks).
3. Side yard setbacks shall be established pursuant to Sec. 17-3.7(I)(3)a above (see Figure 17.3.7(I)(3)b.3: Front and Side Yard Setbacks).

Article 3: Zoning Districts

Sec. 17-3.7. Overlay Districts

(I) OV-CCP: Community Character Protection Overlay District

Figure 17.3.7(I)(3)b.3: Front and Side Yard Setbacks

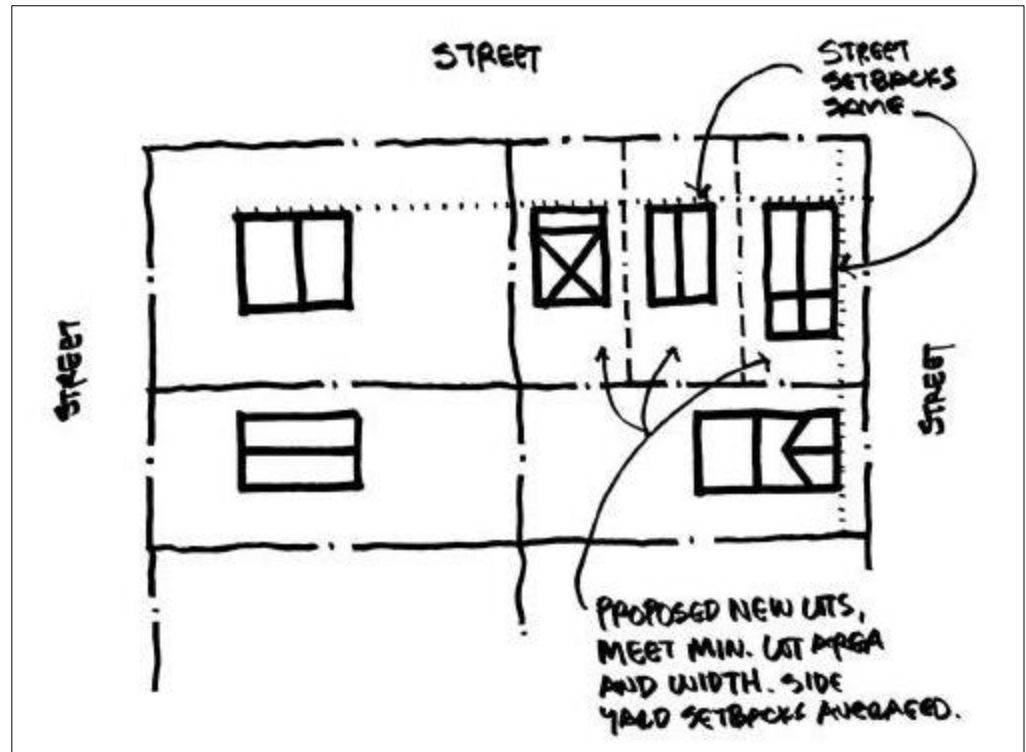


c. Subdivisions of Vacant Corner Lots

The following shall apply to an application to subdivide a new residential lot from a vacant corner lot (see Figure 17.3.7(I)3: Setbacks on Vacant Corner Lot Subdivision):

1. The subdivision shall be platted so the structure built upon the "remaining" corner lot has setbacks from both street lot lines that align with the existing setbacks of existing structures in each direction.
2. The setback from the street lot line for any new "interior" lot shall align with the existing setback of an existing adjacent structure. If no adjacent structure exists to establish the setback, or if the setback of an existing structure is atypical for the area, the setback from the street lot line shall be determined by the average of all similarly oriented setbacks along the same block face.
3. Side yard setbacks shall be established pursuant to Sec. 17-3.7(I)(3)a above.

Figure 17.3.7(l)(3)c: Setbacks on Vacant Corner Lot Subdivision



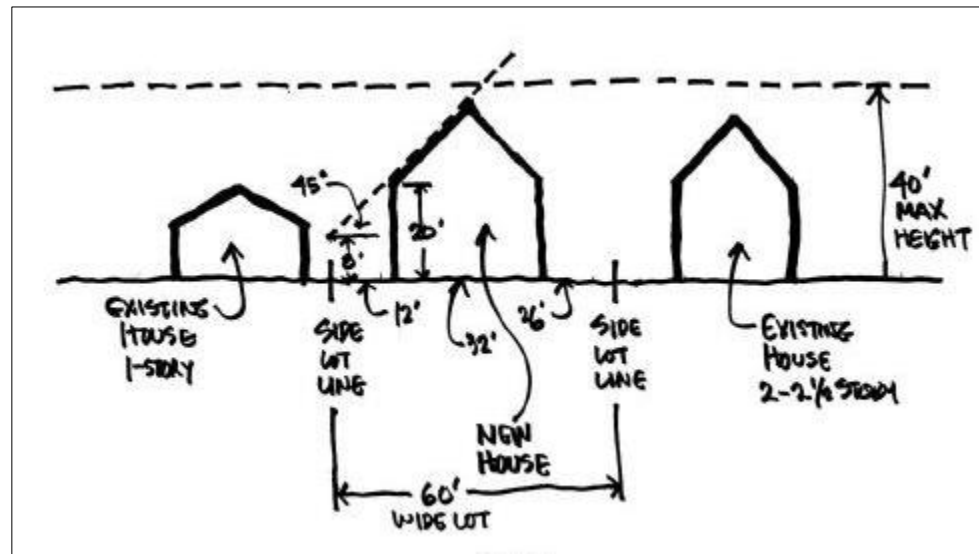
d. Subdivisions of Corner Lots Generally

The Zoning Administrator may require a different orientation or setback than that required by this Section if a different orientation or setback would further the intent of this Section, or where such orientation would preserve a grand and/or significant tree. The applicant for subdivision may appeal this determination in accordance with Sec. 17-2.5(u), Appeal – Zoning.

e. Height

New construction on a residential lot which is contiguous to a lot upon which a structure 1½ stories high or less exists shall be no higher than a line drawn at a 45-degree angle from a point eight feet above the common lot line or than the maximum allowance within the underlying zoning district, whichever is less. These provisions shall not apply to chimneys and other unoccupied appurtenances attached to the structure (see Figure 17.3.7(l)(3)e: Maximum Height).

Figure 17.3.7(I)(3)e: Maximum Height



(4) Limits to Demolition

a. General

1. The City shall not issue a demolition or relocation permit for any structure fifty (50) years old or more within any geographic area to which this overlay applies without prior review and approval by the design development review commission (DDRC).
2. The following demolitions and relocations are exempt from this section:
 - (i) Structures deemed noncontributing by City staff as determined by criteria in c.2(i) below.
 - (ii) Partial demolitions where City staff determines that the portion of the structure to be demolished does not contribute to the design integrity of the structure.
 - (iii) The structure poses an immediate threat to the public safety as determined by the Building Official.
3. The age of the structure shall be established by the records maintained by the Richland County Assessor's Office. If the age of the structure cannot be established by the records maintained by the Assessor's Office, the applicant for a demolition or relocation permit shall present other documentation to the City to establish the age of the structure.

b. Public Notice Requirement

The property upon which the structure is located shall be posted with notice of the application to demolish or relocate at least 15 days prior to the consideration by the DDRC.

c. Review by DDRC

1. The DDRC shall approve a request for demolition or relocation only if it finds one or more of the following:
 - (i) The physical integrity of the structure is compromised to such a degree that it is no longer salvageable and/or represents a hazardous or unsafe condition.
 - (ii) The structure does not contribute to the historical architectural character of the district.
 - (iii) The structure or property cannot be put to any reasonable economic beneficial use for which it is or may otherwise be adapted without approval of demolition.
2. For applications to demolish or relocate a structure, the DDRC shall apply the following criteria for review:
 - (i) Determination of the architectural significance and whether it contributes to the character of the district. The Commission shall consider the structure in relation to the street and the district as a whole. The architectural significance is defined by being fifty (50) years or older and meeting at least one of the following criteria:
 - (a) Individually listed in or has been determined eligible for listing in the National Register of Historic Places.
 - (b) Contributes to a Historic District listed in the National Register of Historic Places.
 - (c) A building which exemplifies an architectural style or type characterized by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.
 - (d) An excellent example of a style or type of building which is rare within Columbia or its historic context.
 - (e) The significant work of an architect or builder of local, regional, or national importance.
 - (ii) The existing structural condition as assessed by a licensed engineer or architect with experience in historic rehabilitation projects.
 - (iii) A determination of the building use and economic viability. The applicant shall submit information, prepared by qualified professionals, sufficient to demonstrate the following:
 - (a) The current use does not generate a reasonable economic return;
 - (b) The appropriate and reasonable alternate uses in the building could not generate a future reasonable economic return; and

Article 3: Zoning Districts

Sec. 17-3.7. Overlay Districts

(I) OV-CCP: Community Character Protection Overlay District

- (c) That alterations or additional to the existing building could not make the current or future use generate a reasonable economic return.