



# RD-MV: Residential Two-Family – Mill Village District

## Purpose

The purpose of the Residential Two-Family - Mill Village (RD-MV) District is to accommodate a mix of single-family dwellings and two-family dwellings at higher densities on lands within the historic Mill Village area. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

## Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	3,300 [1]
Lot Width, min. (ft.)	50
Lot Depth, min. (ft.)	70
Lot Coverage, max. (% of site area)	50
Density, max. (du/acre)	13.2
Front Yard Setback, min. (ft.)	5
Side Yard Setback, min. (ft.)	5
Rear Yard Setback, min. (ft.)	10
Building Height, max. (ft.)	35

**Notes:** ft. = feet sf. = square feet du = dwelling unit

[1] A minimum lot area of 3,300 square feet is required. To establish or reestablish duplex (two-family dwelling), a lot must be of sufficient area to meet density requirements, however a duplex may be established on any single vacant lot that is depicted as a discrete tax parcel upon a tax map within the 1999 editions of the Richland County or Lexington County Real Property Tax Map compilations. Notwithstanding the requirements in Section 17-7.2(d) Expansion or Enlargement, a nonconforming duplex may be expanded or enlarged, provided:

- a. A Certificate of Zoning Compliance is issued by the Zoning Administrator in accordance with section 17-7.2(c) Determination of Nonconformity Status;
- b. The expansion or enlargement conforms to overlay requirements, if any;
- c. The expansion or enlargement not increase the heated area of the duplex above 120 percent of the average heated area for one and two-family dwellings on the same block face, as determined by the most recent County tax records; and
- d. The expansion or enlargement is not exempt from meeting set back, height, and lot coverage requirements.

## Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. <sup>1</sup> Conditional Use <sup>2</sup> Special Exception

### PRINCIPAL USES PERMITTED

Cottage Neighborhood Development	Library	Park or greenway <sup>1</sup>
Dwelling, single-family detached	Place of worship <sup>2</sup>	Utility facility, major <sup>2</sup>
Dwelling, two-family	Public safety facility	Utility facility, minor
Community recreation center	Elementary, middle, or high school <sup>2</sup>	Community garden <sup>1</sup>
Cultural facility <sup>2</sup>	Arboretum or botanical garden <sup>2</sup>	Crop production and processing <sup>2</sup>
Day care facility <sup>2</sup>	Cemetery <sup>2</sup>	

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.