

UDO Work Session#2

Planning Commission

July 21, 2025



SCHEDULE



SCOPE OF WORK	2025												2026											
PHASE 1 - INITIATION & ASSESSMENT	J	F	M	A	M	J	J	A	S	O	N	D	J											
Kickoff and Community Tour																								
Data Collection and Mapping																								
Plan Review																								
Code Assessment and Ordinance Outline																								
Planning Commission (2) and Council Meeting																								
Public Engagement Plan and Website																								
PHASE 2 - ORDINANCE DRAFTING	J	F	M	A	M	J	J	A	S	O	N	D	J											
Focus Groups & Popup Event																								
Definitions																								
Zoning Districts & Overlays																								
Permitted Uses																								
Conditional Standards																								
Subdivisions and Site Plan Standards																								
Infrastructure Standards (Roadways, Sidewalks, Parking, Driveways, Stormwater)																								
Open Space & Landscaping																								
Administration and Processes																								
Remapping																								
Formatting and Organization																								
Community Workshop																								
Targeted Outreach																								
Planning Commission Meetings																								
Council Update																								
PHASE 3 - TESTING, REVIEW & REVISIONS	J	F	M	A	M	J	J	A	S	O	N	D	J											
Test Fits																								
Staff Review																								
Departmental Meetings																								
Public Review and Additional Engagement																								
Legal Review																								
Notification																								
TASK 4 - ADOPTION & IMPLEMENTATION	J	F	M	A	M	J	J	A	S	O	N	D	J											
Planning Commission Meeting																								
City Council Adoption																								

We are here



AGENDA/ITEMS FOR DISCUSSION

- I. Summary of Last Meeting
- II. Zoning District Changes
- III. Landscape and Tree Protection
- IV. Signs
- V. Subdivision Standards & Options



Summary of Last Meeting





Last Meeting

1. Can ADU's be permitted **with conditions** in RS-1, RS-2, RS-3?
2. Can Duplexes be permitted **with conditions** in RS-3?
3. Can multi-plexes be permitted in commercial districts with a Special Exception?
4. Conservation Subdivisions/Pocket Neighborhoods?

Pocket Neighborhood Typical Conditions

- 30% Common Open Space
- At least 50% of the homes front the open space
- Houses must have front porches and other design standards
 - (like current townhouse and patio home requirements)
- Homeowner's association required for ownership and maintenance of common spaces.



The background image shows an outdoor patio area with a blue overlay. In the foreground, there is a dark-colored sectional sofa and several square concrete tables. The ground is covered in gravel. In the background, there is a building with a corrugated metal roof. A large banner on the building reads "STEEL HANDS BREWING". To the left and right of the banner are signs that say "STEEL HANDS SH VISTA", "NEW LOCATION", and "700 N. HERBERT ST., COLUMBIA, SC". There is also a sign that says "SH STILLING".

Zoning District Changes

DISTRICT ISSUES

Residential


- RG -1 and RG-2 Similar
- RS-1 – One neighborhood, similar to RS-2
- Existing Single Family currently RG-2

Non-residential Districts

- Knox Abbott Overlay and C-3 District could be combined into a base district and utilized elsewhere
- C-2 (Neighborhood Commercial) not utilized appropriately
- M-1 (Light Industrial) is over-used and often located in close proximity to residential and small commercial
- D-1 changed to more appropriate zoning

Zoning Code	Zoning District Name	Acres	%
C-1	Office/Institutional	114	1.2%
C-2	Neighborhood Commercial	13	0.1%
C-3	Central Commercial	87	0.9%
C-4	Highway Commercial	287	3.0%
DAD	Development Agreement	30	0.3%
M-1	Light Industrial	1769	18.7%
M-2	Heavy Industrial	492	5.2%
PDD	Planned Development	299	3.2%
RG-1	General Residential	11	0.1%
RG-2	General Residential, High Rise	342	3.6%
RS-1	Single Family, Large Lots	106	1.1%
RS-2	Single Family, Medium Lots	391	4.1%
RS-3	Single Family, Small Lots	979	10.3%
RS-4	Single Family, Small Lots	30	0.3%
D-1	Development	4525	47.8%
RS-4A	Single Family, Small Lots Urban	2	0.0%

RESIDENTIAL DISTRICT UPDATES

Existing Zoning District		New Zoning District
RS-1		LDR - Low Density Residential
RS-2		MDR - Medium Density Residential
RS-3		SLR - Small Lot Residential
RS-4		UR - Urban / Infill Residential
RS-4A		MR - Multi-family Residential
RG-1		
RG-2		

RESIDENTIAL DISTRICT UPDATES

Residential District Consolidation

- Combine RG-1 and RG-2
- Combine RS-1 and RS-2
- RS-3 renamed Medium Density with some areas rezoned to RS-4 to minimize nonconformities

Existing Zoning District

RS-1

RS-2

RS-3

RS-4

RS-4A

RG-1

RG-2



New Zoning District

LDR - Low Density Residential

MDR - Medium Density Residential

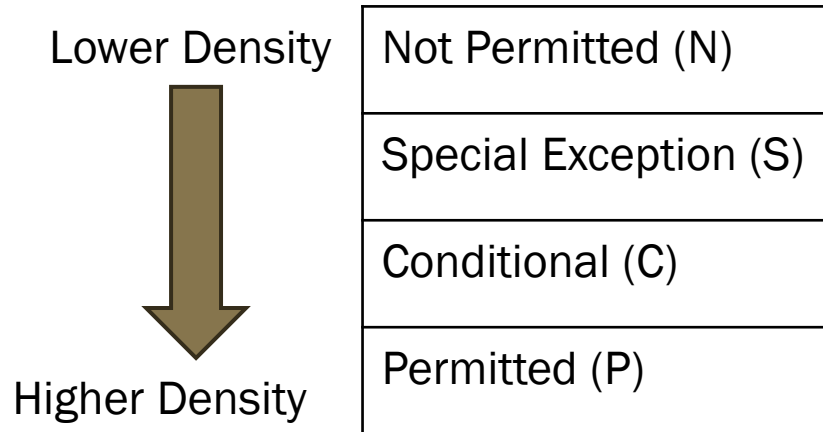
SLR - Small Lot Residential

UR - Urban / Infill Residential

MR - Multi-family Residential

TABLE OF PERMITTED USES

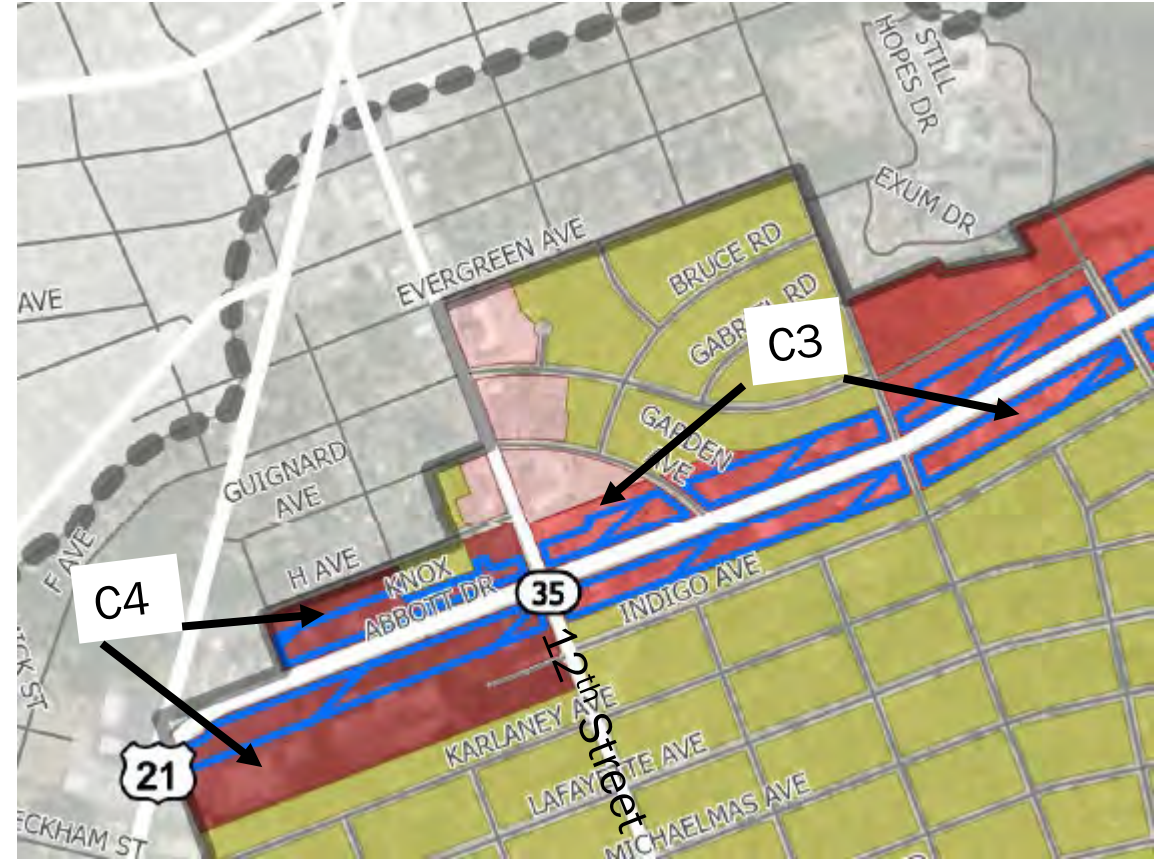
- Example of Amendments to the Table of Permitted Uses
 - Gradation of Uses



District Description	N	A	I	C	S	RS - 1	RS - 2	LDR	RS-3	RS-4	RS-4A	RG-1	RG-2	Use Condition (Section)
Site Built Dwellings														
Single-family detached Dwelling, Single-family detached	81411					P	P	P	P	P	P	P	P	
Dwelling, Duplex	81411					N	N	N	NS	PC	PC	P	P	6.2.1
Dwelling, Townhouse (Sec. 7.1)	81411					N	N	N	N	C	C	C	C	6.2.2
Dwelling, Patio Home (Sec. 7.2)	81411					SN	SN	N	S	C	C	C	C	6.2.3
Dwelling, Triplex	81411					N	N	N	N	NS	NC	P	P	6.2.4
Dwelling, Quadraplex	81411					N	N	N	N	NS	NC	P	P	
Dwelling, Multi-family	81411					N	N	N	N	N	N	P	P	
Dwelling, Cottage Court	81411					N	N	N	N	S	C		C	

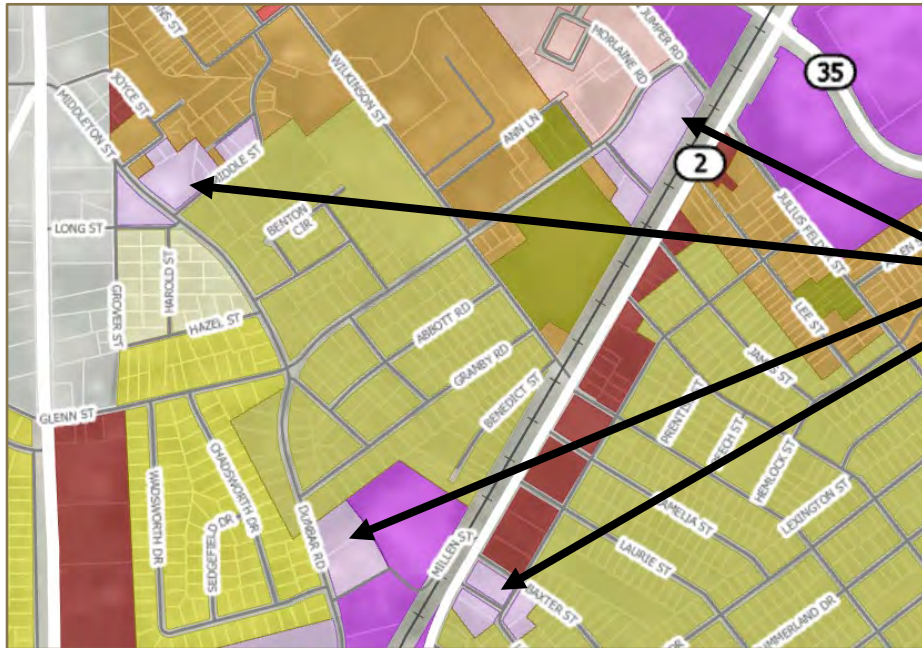
COMMERCIAL DISTRICT UPDATES

- Convert Knox Abbott Drive Overlay District properties and standards into C3 Zoning District
 - Properties zoned C4 in the Knox Abbott Overlay District will be changed to C3 with some special exceptions that reflect current uses that may not be permitted outright in C3 currently.



COMMERCIAL DISTRICT UPDATES

- Many properties zoned M-1 will be converted to C2, Neighborhood Commercial to better reflect their location in close proximity to residential uses.



M1 Light Industrial



COMMERCIAL DISTRICT UPDATES

- Gateway overlay district properties are primarily zoned M-1.
 - Consider making the Gateway Overlay District a stand-alone District for the area surrounding 12th Street Extension.
 - Other areas towards the river in the Overlay District could remain D-1, convert to an Open Space District, or rezoned to a district that fits the existing use.



OTHER DISTRICT UPDATES

- **DAD (Development Agreement District)** – Potentially convert to C3 but coordinating with legal to determine feasibility.
- **Flexible Review District** – New district to allow for design review and customization.
- **Open Space District** – Areas in D-1 (Developmental) that are permanently protected (i.e. greenway area or the Heritage Preserve) or in the floodway.



Signs



CONTENT NEUTRALITY & REORGANIZATION

- Reed V Gilbert
- Removal of content based regulations
- Simplification of regulations by sign type and zoning district
- Table format



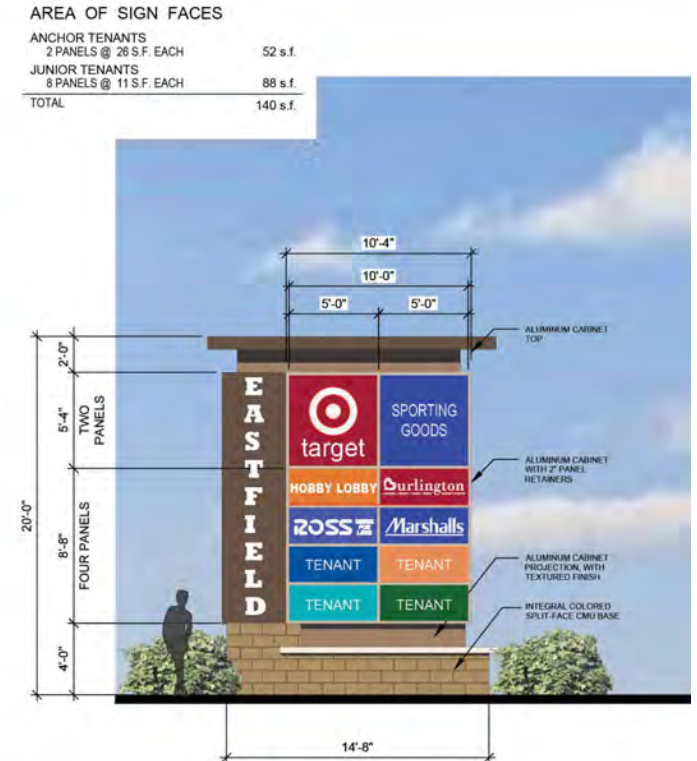
COMMON SIGNAGE PLANS

- What's working and what isn't?
- Visual preference
- Planned Developments



PROPOSED EASTFIELD CROSSING MONUMENT
SIGN #1 - BLOCK C

SCALE: 1/8" = 1'-0"



PROPOSED EASTFIELD CROSSING MONUMENT
SIGN #2 - BLOCK C

SCALE: 1/8" = 1'-0"

TABLE REORGANIZATION

Cayce
Time for Life

803-796-9020 info@caycesc.gov COUNCIL LE

Explore Government Residents Business

Sign Permits

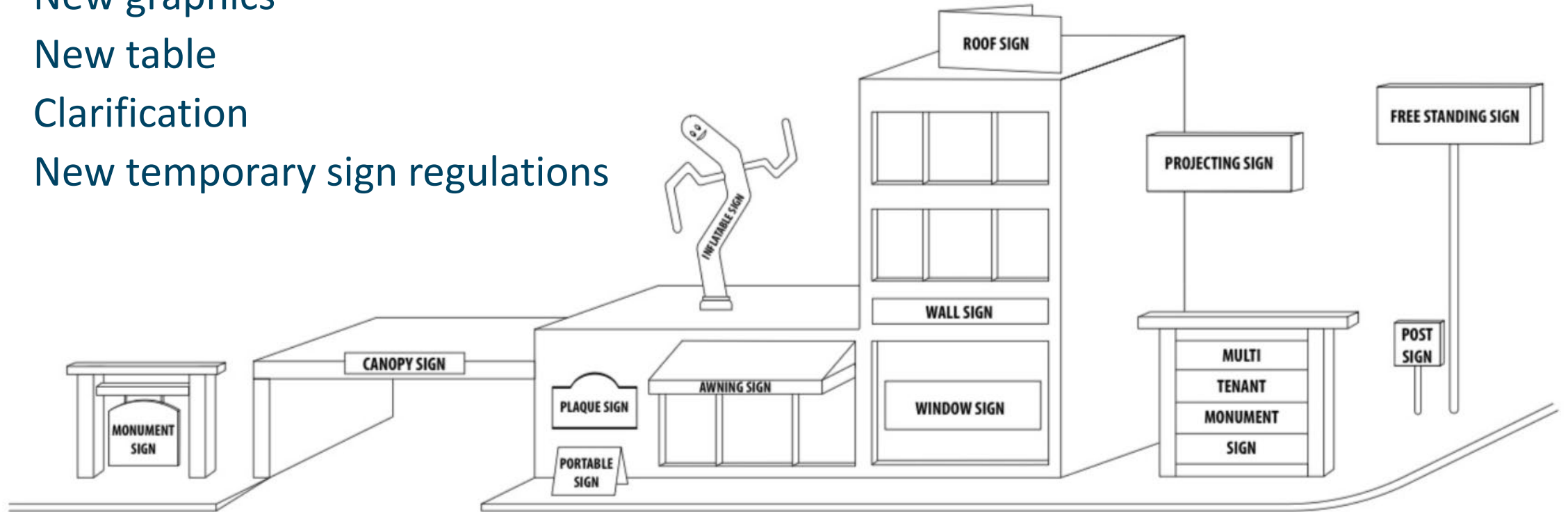
All signs are required to meet the regulations set forth in the Cayce Zoning Ordinance. It is our responsibility to protect the advertiser. The regulations are designed to protect public safety and maintenance of an attractive physical environment while satisfying the needs of the community.

Sign Type	All Residential Zones	C-1	C-2	C-3	C-4	M-1	M-2	D-1	INS(3)
Permanent									
Freestanding	N	N	N	N	N	P	P	N	N
Off-Premise (Billboards) (4)									
On-Premise	P(1)	P	P	P	P	P	P	P	P
Monument	P(1)	A	A	A	A	A	A	A	A
Other	N								
Incidental		P	P	P	P	P	P	P	P
Building									
Canopy	A	A	A	A	A	A	A	A	A
Identification	N	N	P	P	P	P	P	P	P
Marquee	N	N	N	N	N	N	N	N	N
Projecting	N	N	P	P	P	P	P	P	P
Roof	N	N	P	P	P	P	P	P	P
Roof, Integral	N	A	A	A	A	A	A	A	A
Wall	N								
Window		N	A	A	A	A	A	A	A
Temporary (2)									
A-Frame	N	P	P	P	P	P	P	P	P
Banner	A	A	A	A	A	A	A	A	A
Posters	N	N	(5)	(5)	(5)	(5)	(5)	(5)	(5)
Portable									

- Table 8-A and 8-B
- Goal of flexibility for business owners and Cayce
- Permitting requirements
- Strengthening needed standards

SIGN SPECIFICS

- Sign types
- New graphics
- New table
- Clarification
- New temporary sign regulations



SIGN DEVELOPMENT STANDARDS

- Moving development standards into a table
- Signs in the public right of way
- Measurements



Landscape



LANDSCAPE : CURRENT ORDINANCE

Issues

- Tree Buffer requirements are vague, need more detailed requirements and incentives to retain existing trees
 - No references to types/sizes of trees
- Open space only required for certain subdivisions
 - Townhouse
 - Cluster (no specifications for cluster in current ordinance-needs clarification)
- Tree protection only applies to 24" and larger, no pines



LANDSCAPE BUFFERS: CURRENT ORDINANCE

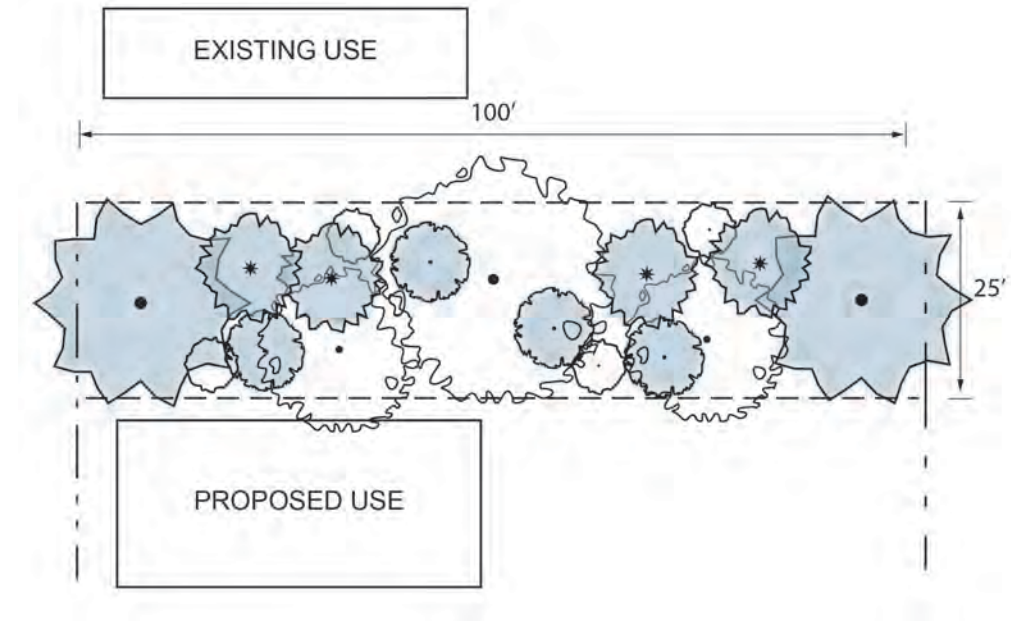
Article 10: Landscaping Buffer Yards

- Landscape buffer yard requirements between uses with different impacts (see table)
- This section also specifies buffer width and number of trees/shrubs within each buffer, based on buffer type (1,2,3,4,5,5C,6)

Table 10-A Bufferyard Requirements							
<i>Proposed Use</i>	<i>Existing Use</i>						
	Single-Family Dwelling, RS Zone	Single-Family Dwelling, RG Zone	All Other Residential Uses, Res. Zones	Office /Res. Institutional	Commercial/Light Industry	Heavy Industry	Street
Office / Institutional	3	2	1	0	0	0	1
Multi-Family / Manufactured Home Park	3	2	0	1	2	3	1
Office and Institutional	3	2	1	0	0	0	1
Commercial	4/5C	3	1	0	0	0	1
Light Industry	5	4	2	2	0	0	1
Heavy Industry	6	6	3	3	2	0	3

BUFFERS

- Update and clarify definitions of high / low impact uses
- Specify large, medium and small trees
 - Evergreen and Deciduous
- Create graphics for buffer section
- Tailored requirements for conditional use approval



TREE PROTECTION

Current Regulations

- Significant trees (24") are protected
 - Exceptions
 - Trees on Right of Way
 - Existing single-family dwelling
 - Pine trees
 - Development
 - Tree Survey showing significant trees is required.
 - Tree Drip Zone should be protected, but vague on exactly what that means.

Recommended changes

- Protect areas or percentages of tree cover
- Require that surveys show trees protected

TREE FUND OPTION

- Implementing a tree fund gives an option for constrained sites.
- Sample ordinance language:
 - “Where unusual site conditions make it impossible to comply with this ordinance, all unmet requirements are compensated for through payment to the Cayce Tree Fund of 125 percent of the estimated cost of plant materials and installation.”
 - Trees could be planted in other areas that are more suitable.



STREET TREES IN NEW SUBDIVISIONS

Current Ordinance

- “Street trees should be planted at forty (40) foot intervals within (10) feet of the street right-of-way. Existing trees should be preserved whenever possible, and the plans and specifications for tree planting and tree preservation should meet the approval of the Administrative Official.”

Recommended changes

- Specify type of trees
- Specify 40’ on each side of the road
- Increase the amount of trees required per lot or in aggregate in new developments over a certain size
- Incentivize preservation of existing trees

TREES IN NEW SUBDIVISIONS

Options

- Option A: Tree density units per acre method
 - *Tree density unit requirement per acre*
 - *Can meet requirements with preservation or plantings*
- Option B: Street trees, minimum open space and tree preservation percentage
 - *15-20% Open space requirement*
 - *5-10% Tree save requirement*



Subdivision



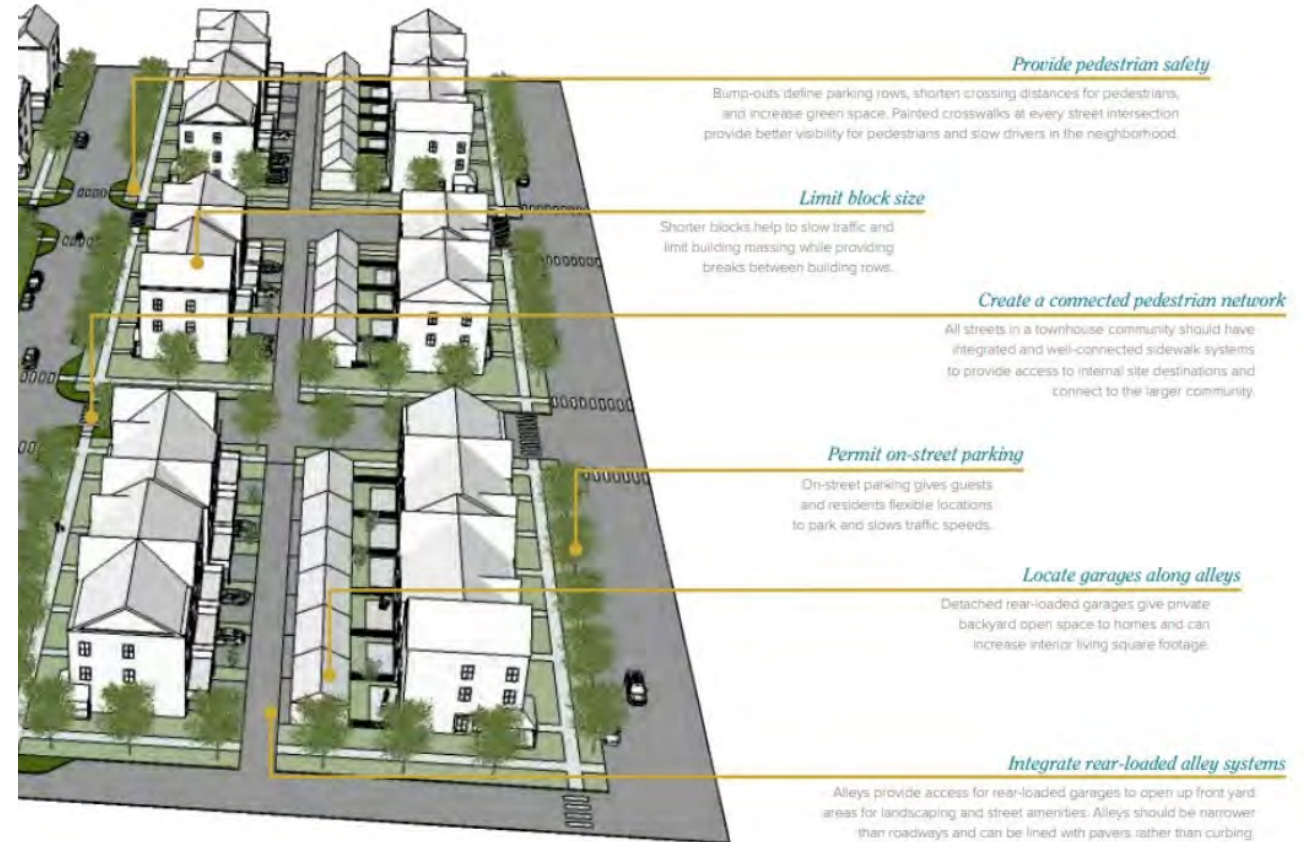
SUBDIVISION REQUIREMENTS AND OPTIONS

- Located in Land Development Regulations
 - Reorganizing under Unified Development Ordinance
- Update / integrate definitions
- Cross check with state laws
- Move some requirements to forms or checklist (out of UDO)
- Add process flow charts
 - Standardizing processes from plan approval to closeout
- Add flexibility for small-scale infill projects



SUBDIVISION REQUIREMENTS AND OPTIONS

- Update street and sidewalk standards
 - Account for county standards
 - Alley loaded design standards needed
 - Require greenway connections when possible
 - Only require sidewalks on one-side for large lot subdivisions





NEXT STEPS

- I. Council Update (Aug)
- II. Public Workshop (Aug/Sept)
- III. Planning Commission #4 (Sept)
- IV. Draft Articles (Sept/Oct)
 - I. Procedures and processes
 - II. Table of Permitted Uses
 - III. Zoning Map
 - IV. Dimensional Requirements
 - V. Conditional Use Requirements

