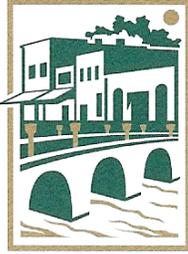


What is Zoning?

City of West Columbia Planning and Zoning



The City of West Columbia uses zoning to guide growth and development in harmony with current and future land use and to protect health, safety, appearance, and prosperity. City employees use two documents to administer zoning: the zoning ordinance text and the zoning map. Every property in the City of West Columbia is given a zoning classification.

How does zoning benefit my community?

- ✓ Zoning governs the size and shapes of structures and parcels, so you can be assured that a divided lot or a new building on a neighboring property will be in harmony with the area.
- ✓ Zoning helps protect your property values by keeping incompatible or unsuitable uses away from your property. A retail store, for instance, would not be permitted inside a single-family residential district.



- ✓ Zoning makes properties attractive to developers. Developers prefer to locate projects in areas where they have some certainty that the community will accept the project and that the project is compatible with uses permitted in the district.
- ✓ Zoning helps prevent overcrowding of land by limiting the amount and sizes of structures and parcels.

- ✓ Zoning facilitates attractive growth with community involvement. Appointed community leaders review group developments at public meetings to consider compatibly with the surrounding area and ensure the availability of public services. You can be involved by sharing your opinions during public hearings.
- ✓ Zoning establishes height limitations, minimum building setbacks, and other



- development standards. These standards keep buildings from being built too close to a neighbor's property, prevent fences so tall that they overshadow neighboring structures, and address other development concerns.
- ✓ Zoning regulates home occupations. Residents are protected from incompatible uses, such as tattoo parlors and retail sales, being located in a neighboring home.

- ✓ Zoning protects residential properties from commercial development by requiring landscaping, buffers, and screening.
- ✓ Zoning enhances the beauty of a community by requiring street landscaping and parking lot improvements.
- ✓ Zoning regulates the size and location of business signs to keep commercial areas attractive and protect the safety of motorists and pedestrians.



Zoning is an essential component to implement West Columbia's vision for growth and prosperity.

See other signs for more info

What are West Columbia's Zoning Districts?

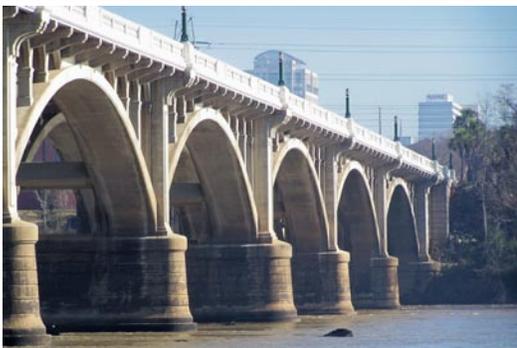
Zoning Districts are areas of land that share the same zoning classification. The West Columbia Zoning Ordinance establishes 11 zoning classifications regulating commercial, manufacturing, residential and other activity.

- ✓ Commercial Districts are intended to accommodate a variety of general commercial uses or act as a transition from residential to commercial use.
- ✓ Manufacturing districts are primarily intended to accommodate production and distribution and are often more industrial in nature than commercial districts.
- ✓ Residential districts are intended to accommodate low, medium, and high-density residential uses. Single family homes on individual lots are found in low-density districts, while multi-family communities are located in medium to high-density districts.

Every property in West Columbia is indicated on the Zoning Map and is given a zoning classification.



A Summary of Zoning Districts and other information about West Columbia can be found online at www.westcolumbiasc.gov



What is a Variance?

A variance is a waiver from certain zoning requirements based on a unique hardship not of the property owner's own doing. A steep slope on a lot, for example, may justify a yard setback variance.

What is a Special Exception?

A special exception is an approval for a use of property that requires the applicant to meet certain conditions or standards. A construction company located in a commercial district is an example of a special exception.

Do I need to obtain zoning approval before beginning a project on my property?

Yes, you must apply for a zoning permit before opening any business or building any structure.

Zoning permits include:

- ✓ Sign Permits
- ✓ Building Permits
- ✓ Business License Permits
- ✓ Conditional Use Permits
- ✓ Special Exceptions
- ✓ Landscaping Permits
- ✓ Communication Tower Permits
- ✓ Mobile Home Permits
- ✓ Mural Permits
- ✓ Highlighting Color Permits
- ✓ New Neighborhoods
- ✓ New Commercial Developments
- ✓ Yard Sale Permits



CITY OF WEST COLUMBIA
Certificate of Zoning Compliance for Building Permit

This form is to be filled out by the applicant for all building projects. It is a certificate of zoning compliance for the proposed use of the property and is not a guarantee of approval. It is not a substitute for a zoning permit. All zoning permits are required to be obtained through the Planning Department. To be eligible for a zoning permit, the applicant must first obtain a Certificate of Zoning Compliance from the Planning Department. The City of West Columbia is pleased to assist you through this process.

General Safety Check of that project New Construction Existing Building Land Use Regulating Requirements

Plaza (select the number of the district for all building projects. Please note: include actual dimensions and area of the lot, and dimensions of all existing structures on the lot, and any other pertinent information. If the lot is not zoned for the proposed use, the applicant must first obtain a Certificate of Zoning Compliance from the Planning Department. The City of West Columbia is pleased to assist you through this process.

1. Proposed Use: _____ 2. District: _____ 3. Lot Area: _____ 4. Existing Structures: _____

5. Other: _____

6. Signature: _____ Date: _____

7. Title: _____

8. Department: _____

9. City of West Columbia: _____

10. Planning Department: _____

11. Zoning Permit Number: _____

12. Date of Issuance: _____

13. Expiration Date: _____

14. Notes: _____