

012038

Permanent Record
Filed in Clerk's Office

Introduced by Smith
First Reading 9-19-88 Second Reading 10-3-88
Ordinance No. 012038 Council Bill No. B 306-88

AN ORDINANCE

amending the Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, by changing and amending the zoning map whereby property located at 2000-2400 Forum Boulevard will be rezoned and become a part of O-P, Planned Office District; repealing all conflicting ordinances or parts of ordinances; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended and changed so that the following described property, to wit:

The south 3.97 acres of a tract of land located in Section 22 and Section 27, T48N, R13W, Columbia, Boone County, Missouri, as shown by an unrecorded survey performed by Gerard J. Harms, MRLS 1692 (dated 8/3/88, Job No. 78-369-E)

will be rezoned and become a part of O-P, Planned Office District, and taken away from R-1 P.U.D. (Planned Unit Development) so that hereafter the property may be used for all the purposes permitted in District O-P.

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this 3rd day of October, 1988.

ATTEST:

Laura H. Daniel City Clerk
Rodney H. Smith Mayor and Presiding Officer

APPROVED AS TO FORM:

Fred Boehman
City Counselor

Sec. 29-13

- (1) Lot size. No minimum requirement.
- (2) Yards:
 - a. Front - Not less than twenty-five (25) feet.
 - b. Rear - Not less than twenty-five (25) feet, except that no rear yard is required where the lot line of the rear yard abuts property in a nonresidential district.
 - c. Side - No minimum requirement, except that:
 1. On corner lots there shall be a side yard adjacent to the side street of not less than fifteen (15) feet; and
 2. Where an O-2 district abuts any residential district, there shall be a side yard of not less than ten (10) feet.
- (3) Building height. Not over forty-five (45) feet, except that buildings may be erected to a height not to exceed seventy-five (75) feet, provided that such buildings shall be set back one additional foot on all sides, for each additional foot of building height over forty-five (45) feet.
- (4) Vision clearance. On any corner lot on which a front or side yard is required, no wall, fence, sign, or other structure or no plant growth of a type which would interfere with traffic visibility across the corner shall be permitted or maintained higher than three (3) feet above the curb level, within fifteen (15) feet of the intersection of the street right-of-way lines.
- (5) Parking. (See section 29-30, Off-Street Parking and Loading.)

(Code 1964, Sec. 19.161; Ord. No. 9958, Sec. 1, 10-3-83; Ord. No. 11702, Sec. 1, 12-7-87)

Sec. 29-13.1. District O-P, planned office district.

(a) Purpose. This district is intended to provide for office developments that warrant special consideration due to their scale or potential impacts, or for certain sites due to their location or environmental characteristics. To ensure a quality of development commensurate with other developments within the city, O-P zoning will be permitted only in accordance with an approved development plan. The major objectives of an O-P district are:

- (1) To promote flexibility in the design and location of structures.
- (2) To promote the efficient use of land and to facilitate a more economic arrangement of buildings, circulation systems, land uses and utilities.

(3) To ensure compatibility with surrounding residential areas.

(b) Permitted Uses. In district O-P, no building, land or premises shall be used and no building shall be hereafter erected, constructed, reconstructed or altered except for one or more of the following uses (for exceptions, see section 29-28, Non-Conforming Uses, and section 29-31, Board of Adjustment):

All permitted uses in district R-3 (subject to the height and area regulations of district R-3).

Banks, other financial institutions, and travel agencies.

Counseling centers operated by charitable or not-for-profit organizations; excluding halfway houses or any use connected with penal or correctional institutions.

Hospitals for human beings, medical or dental clinics, sanitariums, and medical laboratories.

Office buildings used for the administrative functions of businesses, professions, companies, corporations; and social, philanthropic, eleemosynary, or governmental organizations or societies.

Offices for professional and business use involving the sale or provision of services, but not the sale or rental of goods, including but not limited to:

- (1) Artists, sculptors, photographers.
- (2) Authors, writers, composers.
- (3) Lawyers, engineers, planners, architects, real estate agents, accountants, insurance agents, brokers, and consultants in similiar professions.
- (4) Ministers, rabbis, priests, or other clergy members.
- (5) Physicians, dentists, chiropractors, or other licensed medical practitioners.
- (6) Seamstresses, tailors.
- (7) Teachers of private lessons in art, music, or dance.

Residential care facilities.

Schools operated as a business within an enclosed building, except trade schools and schools which offer retail goods or services to the public.

Customary accessory uses subject to the provisions of section 29-27, Accessory Uses.