

Introduced by Treele

First Reading 2-15-21

Second Reading 3-1-21

Ordinance No. 024558

Council Bill No. B 65-21

**AN ORDINANCE**

amending Chapter 29 of the City Code as it relates to yard area exceptions in the Unified Development Code (UDC); 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. Chapter 29 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

Sec. 29-4.1. Dimensional summary table.

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- (c) *Exceptions and encroachments.*
- (1) *Height.* Table 4.1-4 identifies exceptions to those height limits shown in section 4.1(a) and (b) above.

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- (2) *Yard areas.* Table 4.1-5 identifies exceptions and encroachments to required yard areas. Except for permitted exceptions in the table, every part of a required yard or court shall be open and unobstructed from its lowest point to the sky.

Table 4.1-5: Yard Area Exceptions		
Structure, Feature, or Use	Yard Encroachment (maximum)	Conditions or Limits
Building sills, belt courses, cornices, chimneys, buttresses, ornamental features, eaves, and rain barrels	2 ft. into a yard	
Canopies or open porches	6 feet into front or rear yard	Roof area limited to 60 sf or less; Porch cannot be enclosed

Table 4.1-5: Yard Area Exceptions (cont.)				
Structure, Feature, or Use		Yard Encroachment (maximum)		Conditions or Limits
Driveways	Single- and Two-Family Residential	Up to a 2-car garage	Permitted to a maximum width of 20 ft. in any front, rear, side, or corner side yard	Single- and two-family residential driveways shall maintain a setback of 5 ft. from the side property line and shall not occupy more than 50% of the lot width.
		3-car garage	Permitted to a maximum width of 28 ft. in any front, rear, side, or corner side yard	
		Shared duplex driveway	Permitted to a maximum width of 36 ft. in any front, rear, side, or corner side yard	
	Multi-Family, Commercial, and Mixed-Use	Permitted to a maximum width of <del>24 ft. (one-way, in or out), and 36 ft. without a turning analysis. (combined, in and out)</del> <u>42 ft. without a turning analysis. (combined, in and out)</u> in any front, rear, side, or corner side yard		Multi-family, commercial, and mixed-use driveways shall maintain a setback of 10 ft. from any side property line adjacent to a Residential district, or as determined by the required driveway radius.
Lot boundary fences, walls, and retaining walls		Permitted up to lot line		May not encroach on public right-of-way or adjacent property without consent of owner
Open fire escape		Into side yard, by no more than 1/2 the side yard width		Cannot extend more than 4 feet from the building
Open paved terraces		10 feet into front or rear yard		
Solar or geothermal energy equipment		Permitted in a side or rear yard		Not within 2 feet of a side or rear property line

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SECTION 2. This ordinance shall be in full force and effect from and after its passage.


PASSED this 18<sup>th</sup> day of March, 2021.

ATTEST:

  
 \_\_\_\_\_  
 City Clerk

  
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 Mayor and Presiding Officer

APPROVED AS TO FORM:

  
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 City Counselor