

- (9) Each use that exists on the Effective Date that is required by this Code to obtain Conditional Use Approval, but that was a Permitted Use (without the need for Conditional Use Approval) prior to the Effective Date is deemed to have a Conditional Use Approval to (a) continue operation in structures and on land areas where the operation was conducted on the Effective Date and (b) to expand operations without the need to obtain a Conditional Use Approval, provided that the expansion complies with all Use-specific Standards and all other applicable standards of this Chapter.
- (10) All uses required by the State of Missouri to have an approval, license, or permit to operate issued by the State or by another public or quasi-public or regulatory agency are required by the City to have that State approval, license, or permit in effect at all times, and failure to do so constitutes a violation of this Code.

29-3.1(b) - The Permitted Uses and Conditional Uses in the C-2 District located outside the M-DT Regulating Plan boundary are allowed as indicated in Section 29-3.4 hereof and shall be subject to the Use-specific Standards set forth in Section 29-3.4.

29-3.2 Permitted Use Table.

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE
 P=Permitted use | C=Conditional use | A=Accessory use | CA=Conditional Accessory use | T=Temporary use

Zoning District	Residential				Mixed Use					Special Purpose				Use-Specific Standards, in Section 29-3.3	
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD		
LAND USE CATEGORY															
RESIDENTIAL USES															
Household Living															
Dwelling, One-family Detached	P	P	P	P	P	P					P		Per PD Approval	(a)	
Dwelling, One-family Attached		P	P		P	P								(b)	
Dwelling, Two-family		P	P		P	P								(c)	
Dwelling, Live-work			C		P	P	P	P						(d)	
Dwelling, Multi-family			P		P	P	P	P							
Manufactured Home Park				P											
Second Primary Dwelling Unit											C			(e)	
Group Living															
Boarding House			P		P	P	P	P					Per PD Approval		
Continuing Care Retirement Community			P		P	P	P	P						(f)	
Dormitory/Fraternity/Sorority			P		P	P	P	P							
Group Home, Large			P		P	P	P	P						(g)	
Group Home, Small	P	P	P	P	P	P	P	P			P			(g)	
Halfway House			C		C	C	C	C						(h)	
Residential Care Facility			C		P	P	P	P							
Temporary Shelter			C		C	C	C	C							(i)

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	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD	
LAND USE CATEGORY														
PUBLIC and INSTUTIONAL USES														
Adult and Child Care														
Adult Day Care Center		P	P		P	P	P	P	P				Per PD	
Family Day Care Center	A	A/C	P	A	P	P	P	P	P		A		(j)	
Community Service														
Assembly or Lodge Hall						C	P	P		P			Per PD Approval	
Cemetery or Mausoleum	C	C	C	C							P			
Community/Recreation Center	P	P	P		P	P	P	P	P	C	P			
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P		(hh)
Elementary/Secondary School	P	P	P	P	P	P	P	P	P	P	P	P		
Funeral Home or Mortuary					C	C	P	C		P				(k)
Higher Education Institution			P		P	P	P	P	P	C				(l)
Hospital					P	P	P	C	P	P				
Museum or Library	C	C	C		P	P	P	P	P	C	P			
Police or Fire Station	P	P	P	P	P	P	P	P	P	C	P			
Public Service Facility	P	P	P	P	P	P	P	P	P	P	P			
Public Park, Playground, or Golf Course	P	P	P	P	P	P	P	P	P		P	P		
Religious Institution	P	P	P	P	P	P	P	P	P	P	P	P		
Reuse of Place of Public Assembly	C	C	C	C										(m)
Utilities and Communications														
Communication Antenna or Tower as a Principal Use	See 29-3.3(n)												(n)	
Public Utility Services, Major	C	C	C	C	C	P	P	P	P	P	P	P		
Public Utility Services, Minor	C	C	C	C	P	P	P	P	P	P	P			
Wind Energy Conversion System (WECS) as a Principal Use	See 29-3.3(o)												(o)	
COMMERCIAL USES														
Agriculture & Animal-Related														
Agriculture											P		Per PD Approval	
Farmer's Market	T	T	T		T	P	P	T	T	P	P	P		
Greenhouse or Plant Nursery							P			P	P			
Pet Store or Pet Grooming						P	P	P	C	C				
Urban Agriculture			C		P	P	C	C			P			(p)
Veterinary Hospital					C	C	P	P	P	P				(q)
Food & Beverage Service														
Bar or Nightclub						C	P	P		C			Per PD	

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Zoning District	Residential				Mixed Use					Special Purpose				Use-Specific Standards, in Section 29-3.3	
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD		
LAND USE CATEGORY															
Restaurant						P	P	P	P	P				(r)	
Guest Accommodations															
Bed and Breakfast		C	C		C	P	P	P					Per PD Approval	(s)	
Hotel							P	P	P	P					
Travel Trailer Park							C				C				
Office															
Commercial or Trade School					P	P	P	P	P	P			Per PD Approval	(t)	
Office					P	P	P	P	P	P					
Research and Development Laboratory					P	P	P	P	P	P					(u)
Wholesale Sales Office or Sample Room							P	P	P	P					
Personal Services															
Personal Services, General					C	P	P	P	P	P			Per PD	(v)	
Self-service Storage Facilities							P	C		P					(w)
Tree or Landscaping Service							P		P	P					(oo)

Recreation & Entertainment															
Indoor Recreation or Entertainment						P	P	P	P	P			Per PD Approval		
Indoor Entertainment, Adult							C			C					(x)
Outdoor Recreation or Entertainment							P		C	P	C	C			(y)
Physical Fitness Center						P	P	P	P	P					
Theatre, Drive-In							C			P					
Retail															
Alcoholic Beverage Sale						P	P	P	P	P			Per PD Approval	(z)	
Retail, Adult							P	P		P					(x)
Retail, General						P	P	P		P					(aa)
Vehicles & Equipment															
Car Wash						C	P	P	P	P			Per PD Approval		
Heavy Vehicle and Equipment Sales, Rental, and Servicing										P					
Light Vehicle Sales or Rental							P	P	P	P					(bb)
Light Vehicle Service or Repair						C	P	P	P	P					(cc)
Major Vehicle Repair and Service							P		P	P					(cc)
Parking Lot, Commercial							P	P	P	P					
Parking Structure, Commercial							P	P	P	P					
INDUSTRIAL USES															
Commercial Services															

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	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD	
LAND USE CATEGORY														
Heavy Commercial Services							P	P		P			Per PD Approval	
Mechanical and Construction Contractors							C			P				
Storage and Wholesale Distribution									P	P				(dd)
Manufacturing, Production and Extraction														
Artisan Industry						P	P	P	P	P			Per PD Approval	
Bakery						C	P	P	P	P				
Heavy Industry										C				
Light Industry										C	P			(ee)
Machine Shop							C			P				
Mine or Quarry										C	C			
Transportation														
Airport											C		Per PD Approval	
Bus Barn or Lot							P			P				
Bus Station							P	P		P				
Rail or Truck Freight Terminal									C	P				
Waste & Salvage														
Sanitary Landfill											C		Per PD	
Vehicle Wrecking or Junkyard										C				(ff)
ACCESSORY USES														
Accessory Dwelling Units	C	A	A										Per PD Approval	(gg)
Backyard or Rooftop Garden	A	A	A	A	A	A	A	A	A		A			(hh)
Communication Antenna or Tower as an Accessory Use	See 29-3.3(n)													(n)
Customary Accessory Uses and Related Structures	A	A	A	A	A	A	A	A	A	A	A	A		(ii)
Drive-Up Facility					CA	CA	A	CA	A	A				(jj)
Home Occupation	A	A	A	A	A	A	A	A	A		A			(kk)
Home Occupation with Non-Resident Employees	CA	CA	CA	CA										(ll)
Outdoor Storage in Residential Districts	A	A	A	A										(mm)
Wind Energy Conversion System (WECS) as a Principal Use	See 29-3.3(o)													(o)
TEMPORARY USES														
Temporary Construction Office or Yard	T	T	T	T	T	T	T	T	T	T	T	T	Per PD Approval	
Temporary Parking Lot					T	T	T	T	T	T	T	T		
Temporary Real Estate Sales/Leasing Office	T	T	T	T	T	T	T	T	T		T			(nn)

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	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	
LAND USE CATEGORY													
Temporary/Seasonal Sales or Event, Other	T	T	T		T	T	T	T	T	T	T	T	

29-4.5(m) - Private Street Lighting.

Private street lighting is permitted provided the fixtures, wattage and output, fixture height, and spacing are comparable to the public street lighting standards set forth in Chapter 27 (Utilities) Sections 27-146 through 27-151 (Street Lighting) of the City's Municipal Code.

29-4.5(n) - Security Lighting.

Security lighting shall comply with the following standards:

- (1) All security lighting fixtures shall be shielded and aimed so that illumination is directed only to the designated area and not cast on other areas. Lighting shall not be directed above a horizontal plane through the top of the lighting fixture, and the fixture shall include shields that prevent the light source or lens from being visible from adjacent roadways and properties. The use of general floodlighting fixtures is prohibited.
- (2) The maximum footcandles allowed on adjacent property is one-half (0.5) for residential and two (2.0) for non-residential.

29-4.5(o) - Sign Lighting.

Illumination of signs shall conform to Section 29-4.7 (Sign Standards) of this Code. Location of illuminated signs and any lighting fixtures external to the signs shall be included on a lighting plan.

29-4.6 Design Standards and Guidelines.

29-4.6(a) – Intent.

The intent of this section is to:

- (1) Allow full development of properties consistent with the dimensional standards established in Article 2 of Chapter 29 and Section 29-4.1 while establishing baseline requirements for building and site features that will create stable residential neighborhoods, mixed use, commercial, and industrial areas;
- (2) Enhance the public realm;
- (3) Reduce conflicts between existing and new structures;
- (4) Encourage effective development of street frontages and other public elements that enable new projects to add value to existing communities;
- (5) Encourage creative and sustainable design responses to contemporary opportunities; and
- (6) Improve the overall design quality of the City through the use of objective standards that can be administered by the Community Development Department without the need for individualized design review of projects.

29-4.6(b) – Applicability.

- (1) The standards of this section shall apply to all new development in any District except:
 - (i) Development or redevelopment in the M-DT District (Section 29-4.2).
 - (ii) Structures in which the principal use is one of the following use categories or subcategories as shown in Permitted Use Table 29-3.1.
 - (A) One-family Detached residential;
 - (B) One-family Attached residential;
 - (C) Two-family residential;
 - (D) Park or Playground;
 - (E) Utilities;
 - (F) Parking Lot or Structure (primary use);
 - (G) Urban Agriculture;
 - (H) Farmer's Market; or
 - (I) Industrial (except Artisan Industry).
 - (iii) A change in the principal use of an existing structure that does not alter the exterior of the structure, or only affects the signage on the exterior of the structure.
- (2) In the case of a conflict between the design standards in this section and design standards applicable to a particular project because of its location in an overlay district listed in Section 29-2.3 (Overlay Zoning Districts), or because of a use-specific standard in Section 29-3.3 (Use-Specific Standards), the provisions of the overlay district or use-specific standard shall govern.

29-4.6(c) - Design Standards and Guidelines.

(1) Entries.

Each principal building shall have one or more operating entry doors facing and visible from an adjacent public street. The location of the entry on the building façade shall be emphasized by the use of different materials, wall articulation around the entry, or foundation plantings around the entry.

(2) Transparency.

- (i) When the primary use of the ground floor frontage of a structure categorized as Food and Beverage Service, Office, Personal Services, or Retail in Table 29-3.1, a minimum of twenty (20) percent of each Façade area that faces a public street shall be composed of transparent materials.
- (ii) At least one-half of this amount shall be provided so that the lowest edge of the transparent materials is no higher than four (4) feet above the street level.
- (iii) If the Director determines that transparent materials are not practical for security reasons or based on the nature of the permitted ground floor use, an alternative treatment providing equivalent or better visual interest may be approved.

(3) Wall Plane Articulation.

When the primary use of the building is not categorized as Industrial in Table 29-3.1, each Façade greater than one hundred (100) feet in length abutting a public street shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments and textures that visually interrupt the wall plane. No uninterrupted length of any Façade shall exceed one hundred (100) horizontal feet.

(4) Roof Shape.

- (i) When the primary use of the building is not categorized as Industrial in Table 29-3.1, and the building has a sloping roof, at least one projecting gable, hip feature, or other break in the horizontal line of the roof ridgeline shall be incorporated for each one hundred (100) lineal feet of roof.
- (ii) When the primary use of the building is not categorized as Industrial in Table 29-3.1 and the building has a flat roof, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each one hundred (100) lineal feet of façade.

(5) Canopies and Awnings.

All canopies and awnings shall be mounted with a minimum vertical clearance of seven (7) feet between sidewalk grade and the bottom edge of the canopy or awning.

(6) Loading Dock and Delivery Areas.

Loading dock doors and delivery areas shall be located at the rear of buildings to separate customer and employee traffic from loading and service vehicles. The Director may permit alternative locations when:

- (i) Such location would result in docks or delivery areas being adjacent to R-1, R-2, or R-MF zoned lands;
- (ii) Such location would result in excessive or unnecessary impervious surface on the development site;
- (iii) Evidence can be shown that the alternative location will not impact public safety or site circulation; and
- (iv) Alternative loading dock/delivery area are recessed from the building façade such that all loading/unloading activity occurs outside any adjacent public right of way.

29-4.7 Neighborhood Protection Standards.

29-4.7(a) – Intent.

This section is intended to preserve the residential neighborhood character of established homes within multi-family Districts and adjacent to Mixed Use or Special Districts.

29-4.7(b) – Applicability.

These standards apply:

- (1) To all lots in the R-MF District that contain a principle use other than a single- or two-family dwelling; and
- (2) To all lots located in any District other than the R-1 and R-2 Districts that shares a side or rear lot line with a lot in the R-1 or R-2 District.

29-4.7(c) - Building Height.

Buildings constructed after the effective date of this Code with a height greater than thirty (30) feet shall reduce the perceived height of the building when viewed from abutting lots by using at least one (1) of the following techniques.

- (1) “Stepping down” building height of any portion of the building within twenty-five (25) feet of the contiguous side and rear lot lines to a maximum of twenty-four (24) feet.
- (2) Increasing the contiguous side yard and rear yard setbacks a minimum of ten (10) feet beyond that otherwise required in the District where the property is located.

29-4.7(d) - Screening and Buffering.

The standards of Section 29-4.4(e) shall apply.

29-4.7(e) - Lighting Height.

The maximum height of any lighting pole within fifty (50) feet of the side or rear lot lines shall be twenty (20) feet. All lighting shall be directed downward or otherwise situated as to prevent visible glare from beyond the property lines.

29-4.7(f) – Building Orientation.

- (1) All newly constructed non-accessory structures erected shall provide front entrances, windows and any porches oriented to the street from which it is addressed.
- (2) For the purposes of applying setback regulations, the following shall be applied: the front shall be toward the street or access corridor from which the lot is addressed; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are ninety (90) degrees to the front or as nearly so as the lot shape permits.

29-4.7(g) – Lot Lines.

No building or structure shall be constructed across an existing lot line.

29-4.7(h) – Lot Combination.

No lot in any existing subdivision may be combined with another lot without complying with the requirements of Section 5.2.