

Amendment #A1
New definition of “Accessory Commercial Kitchen”

Revisions to Table 29-3.1 (Permitted Use Table) to assign zoning district designations to newly defined land uses

New Use-Specific Standard (ss) for “Accessory Commercial Kitchen”

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29-1.11(a) Definitions – General

(a) Definitions—General. For the purpose of this chapter 29, the following words and terms are defined to mean the following:

Access. The place, means or way by which pedestrians, bicyclists and/or vehicles have ingress and egress to a property or use. A private access is an access not in public ownership or control by means of deed, dedication or public easement.

***Accessory Commercial Kitchen.* A commercial, accessory use in which community-serving facilities lease out space where food or drink is prepared for sale or service at an off-site location by a separate food establishment such as a food truck or caterer. Examples of community-serving facilities that may function as a kitchen include religious institutions, schools, and day-care facilities. Food Establishments are defined in the City of Columbia, Missouri, Food Code.**

Accessory dwelling unit ("ADU"). A secondary dwelling unit created on a lot with a principal one-family dwelling, and which is subordinate to the principal dwelling. Accessory dwellings may be internal to or attached to the principal dwelling, or built as a detached structure. Principal one-family dwellings shall not include single-family structures that have been devoted to other uses, including, but not limited to, boardinghouses and bed and breakfasts.

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ARTICLE 3. PERMITTED USES

Sec. 29-3.1. General

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Sec. 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						(e)
Manufactured Home Park				P										
Second Primary Dwelling Unit											C			
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)

PUBLIC and INSTITUTIONAL 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 section 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 section 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		
Medical Marijuana Cultivation Facility										P	P		
Pet Store or Pet Grooming						P	P	P	C	C			
Urban Agriculture			C		P	P	C	C			P		
Veterinary Hospital					C	C	P	P	P	P			
Food & Beverage Service													
Bar or Nightclub						C	P	P		C	Per PD		
Restaurant						P	P	P	P	P			
Guest Accommodations													
Bed and Breakfast		C	C		C	P	P	P				Per PD Approval	
Hotel							P	P	P	P			
Travel Trailer Park							C				C		
Office													
Bank and Financial Institution					P	P	P	P	P	P	Per PD Approval		
Commercial or Trade School					P	P	P	P	P	P			
Consumer Lending Institution					P	P	P	P	P	P			
Medical Marijuana Testing Facility							P		P	P			
Office					P	P	P	P	P	P			
Research and Development Laboratory					P	P	P	P	P	P			
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				
Indoor Entertainment, Adult							C			C			Per PD Approval	(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)
Medical Marijuana Dispensary Facility							P	P		P				(qq)
Pawn Shop						P	P	P		P				(rr)
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													
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						C	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			
Medical Marijuana-Infused Products Manufacturing Facility									P	P			(qq)
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 Commercial Kitchen	A	A	A	A									(ss)
Accessory Dwelling Units	C	A	A									Per PD Approval	(gg)

Backyard or Rooftop Garden	A	A	A	A	A	A	A	A	A		A		Per PD Approval	(hh)
Communication Antenna or Tower as an Accessory Use	See section 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 section 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)
Temporary/Seasonal Sales or Event, Other	T	T	T		T	T	T	T	T	T	T	T		

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Article 3 – PERMITTED USES

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Sec. 29-3.3. Use specific standards.

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(rr) Primary use of land and buildings: Pawn Shop. This use is subject to the following additional standards:

- (1) A pawn shop use in the M-N and M-BP districts may not exceed a gross floor area of fifteen thousand (15,000) square feet. A single structure may contain more than these

amounts of gross floor area, as long as no use within the structure exceeds the applicable size set forth herein;

(2) A pawn shop use in the IG district may not exceed a gross floor area of fifteen thousand (15,000) square feet, except upon issuance of a conditional use permit; and

(3) Merchandise may not be displayed, stored, or offered for sale on any yard adjacent to a residential zoning district.

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(ss) Accessory and temporary uses of land and buildings: Accessory Commercial Kitchen

(1) The food establishment shall not conduct direct sales on the premises. Food and drinks must be sold or served at an off-site location.

(2) Hours of operation shall be limited to not earlier than 6:00 a.m. or later than 10:00 p.m. daily.

(a) Accessory commercial kitchens within day-care centers shall not operate during the daycare's hours of operation.

(3) Parking

(a) The use shall be permitted only if the parking requirements of the primary use are sufficient as referenced by Section 29-4.3.

(b) There shall be no additional parking required to accommodate the use.

(4) In the R-1 and R-2 Districts:

(a) For sites taking access from local residential streets, the use may not occupy more than 5% of the gross floor area of the building in which the use is occupied.

(b) For sites taking access from other streets, the use may not occupy more than 10% of the gross floor area of the building in which the use is located or a total of 500 square feet, whichever is greater.

(5) In the R-MF and R-MH districts: The use may not occupy more than 10% of the gross floor area of the building in which the use is located or a total of 500 square feet, whichever is greater.

(6) These standards shall not supersede the requirements and regulations set forth by the Department of Public Health and Human Services.

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