

<b>UDC Section and Title (if applicable):</b>
29-1.11(a) Definitions - General 29-3.2 Permitted Use Table 29-3.3 Use Specific Standards
<b>Purpose of Text Amendment</b>
<p>In 2018, the Missouri Women’s Business Center (MWBC) and Rock Bridge Christian Church requested that a church be permitted to house a commercial kitchen for the stated purpose of supporting job training. However, the MWBC states that finding an affordable commercially certified kitchen space for a small business is difficult in Columbia and a hindrance to their clients. They believe this effort would support the City of Columbia’s Strategy Priority outcomes of reducing the wage gap between white and minority populations as well as reducing the skill gap.</p> <p>City Council heard this item on December 3, 2018 and discussed neighborhoods’ expectations of no commercial activities and the ability to provide a benevolent service without impeding on those expectations. Mr. Trapp made a motion directing the Planning and Zoning Commission to review this issue and provide a recommendation. The motion was seconded by Mr. Skala. Mr. Pitzer stated he would support it, but noted he was worried about unintended consequences.</p> <p>This amendment grants a community-serving facility the ability to lease out underutilized kitchen space for the purpose of allowing a separate entity to prepare food or drink for sale at an off site location while putting in place restrictions so that impacts to the neighborhood are minimized. The amendment only proposes accessory uses in the residential zones because commercial kitchens are a primary permitted use in other zones.</p>
<b>Current Text:</b> N/A
<b>Proposed Text Amendment:</b>
29-1.11(a) Definitions - General  <p><b><i>Accessory Commercial Kitchen.</i></b> A commercial, accessory use whereby community-serving facilities lease out space where food or drink is prepared for sale or service at an off-site location by a separate <b>food establishment, as defined in the City of Columbia, Missouri, Food Code</b>, such as a food truck or caterer. Examples of community-serving facilities that may function as a commissary include religious institutions, schools, and day-care facilities.</p>

29-3.2 Permitted Use Table

District	Residential				Mixed-Use					Special Purpose				Use Specific Standard
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD	
Accessory Commercial Kitchen	A	A	A	A										(rr)

29-3.3 Use Specific Standards

***(rr) 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) For daycare centers, commercial kitchen hours of operation shall not overlap with the daycare center hours of operation, per state regulation.
- (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 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 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 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.