

Amendment #A2

Revised definition of “Artisan Industry”

Revisions to Table 29-3.1 (Permitted Use Table) to revise zoning district designations to accommodate definition revisions and new Use-Specific Standard

New Use-Specific Standard (tt) for “Artisan Industry”

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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:

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~~*Artisan industry.* Small-scale fabrication, preparation, or production of arts, crafts, foods, and beverages by an artist, artisan, craftsperson, or cook, on the premises, by hand or with minimal automation. Examples include but are not limited to small-scale welding and sculpting or arts and crafts, firing of pottery or sculpture in kilns, and local, small-batch bakeries, candy shops, cheese shops, craft breweries, and micro-distilleries. Accessory uses include retail teaching of these skills to others in the course of fabrication, preparation, or production, and outdoor seating areas.~~

***Artisan Industry.* Small-scale fabrication, preparation, or production of goods by an artist, artisan, craftsperson, or cook, on the premises for wholesale, on-site, or online retail. Spaces and tools may be shared amongst users. Accessory uses include retail, teaching of these skills to others in the course of preparation or production, and outdoor seating areas, and incidental interior seating areas. Specific artisan industry uses shall be divided into the following two categories:**

Artisan Industry, Class 1. This category is intended to include activities relating to small-scale arts, crafts, food and beverage production. Examples include but are not limited to small-scale sculpting or arts and crafts; small-batch bakeries, candy shops, and cheese shops; micro-distilleries; micro-breweries (manufacturing 10,000 barrels per year or less) as regulated by the State of Missouri and other small-scale food and beverage producers; small-scale production of textiles, jewelry, and other artisan consumer goods.

Artisan Industry, Class 2. The intent of this category is to separate more intensive activities from those described in Class 1. Examples include but are not limited to small-scale welding, metalworking, glassworking, and firing of pottery or sculpture in kilns; small batch hardware and prototyping.

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ARTICLE 3. PERMITTED USES

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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								
Dwelling, Live-work			C		P	P	P	P						(c)
Dwelling, Multi-family			P		P	P	P	P						(d)
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)
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)

Consumer Lending Institution					P	P	P	P	P	P				
Medical Marijuana Testing Facility							P		P	P				(qq)
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				
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				

Heavy Vehicle and Equipment Sales, Rental, and Servicing										P			Per PD Approval	
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	C/P	C/P	C/P	P			Per PD Approval	(tt)
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 Dwelling Units	C	A	A												Per PD Approval	(gg)
Backyard or Rooftop Garden	A	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	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	T	T	Per PD Approval	T
Temporary Parking Lot					T	T	T	T	T	T	T	T	T		Per PD Approval	
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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(tt) Primary use of land and buildings: Artisan Industry

1. In the M-N district:

- a. **A Class 1 use may not exceed a gross floor area (GFA) of 5,000 sq. ft. A single structure may contain more than this amount of GFA, as long as no single artisan use within the structure exceeds 5,000 GFA. Any single artisan use exceeding 5,000 sq. ft GFA shall require issuance of a conditional use permit.**
- b. **A Class 2 use shall require issuance of a conditional use permit.**

2. In the M-C, M-DT, and M-BP districts:

- a. **A Class 1 use may not exceed a gross floor area (GFA) of 15,000 sq. ft. A single structure may contain more than this amount of GFA, as long as no single artisan use within the structure exceeds 15,000 GFA. Any single artisan use exceeding 15,000 sq. ft GFA shall require issuance of a conditional use permit.**
- b. **A Class 2 use may not exceed a gross floor area (GFA) of 15,000 sq. ft. A single structure containing a Class 2 use may contain up to 30,000 sq. ft. of GFA of artisan industry uses, as long as no single artisan use within the structure exceeds 15,000 GFA. Any single artisan use exceeding 15,000 sq. ft GFA or a single structure containing more than 30,000 sq. ft. GFA that contains a Class 2 use shall require issuance of a conditional use permit.**

3. Guidance for Conditional Use Permits (CUPs). The intent of issuing a CUP to an Artisan Industry is to encourage shared use of spaces and tools by artisans and to allow artisans to expand their businesses beyond what area is permitted if their operation is proven to not be detrimental to surrounding property owners, tenants, or residents. In addition to the six CUP criteria listed in Section 29-6.4(m)(2)(i), the

commission will review the following factors as part of an Artisan Industry's request for a CUP.

- a. Specific artisan uses and activities.**
 - b. Number of tenants.**
 - c. Common or shared use of spaces and tools.**
 - d. Operating plans or house rules, if available.**
 - e. Adaptive reuse or repurposing of buildings.**
 - f. For existing businesses requesting to expand, current or previous complaints or code violations such as overparking, traffic issues, or noise complaints.**
- 4. This use shall be considered a commercial use for the purposes of screening per Table 4.4-4.**
 - 5. Loading docks and delivery areas shall conform to the provisions of 29-.6(c)(6).**
 - 6. No outside storage shall be allowed.**