

Introduced by Treece

First Reading 2-15-21

Second Reading 3-1-21

Ordinance No. 024562

Council Bill No. B 69-21

**AN ORDINANCE**

amending Chapter 29 of the City Code as it relates to neighborhood and subdivision lot lines 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. 29-4.7. Neighborhood protection standards.

(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.

...

(g) ~~Lot lines.~~ No building or structure shall be constructed across an existing lot line.

(h-g) *Lot combination.* No lot in any existing subdivision may be combined with another lot without complying with the requirements of section 29-5.2.

...

Sec. 29-5.1. Subdivision standards.

(a) *Applicability.*

...

(f) *Lots.*

- (1) *Lot arrangement.* Lots shall be arranged to comply with building permit requirements of this chapter as to minimum size and width in the zone district where the property is located, as well as access, relation to topography, provision of utility service, or other conditions specified in this chapter or in other standards and specifications adopted by the city. Lots in subdivisions that qualify for the solar access density bonus in section 29-4.1(b)(2) or the cluster subdivision density bonus in section 29-4.1(b)(3), and lots that are organized to avoid sensitive lands as described in section 29-5.1(b) shall comply with the minimum lot size and width in the zone districts where the lots are located, as adjusted by the provisions of those sections of this chapter.
- (i) *Corner lots.* Corner lots shall have sufficient width for compliance with front and side yard building setback requirements set forth in this chapter.
- (ii) *Side lot lines.* Side lot lines should generally be at right angles to straight streets and radial to curved streets.
- (iii) *Tier lots (aka flag lot or stem lot).* The commission may allow tier lots on previously unplatted land when the following criteria are met:
- (A) Tier lot design is the only feasible means to access lots due to extreme topographic conditions;
- (B) The stem of a tier lot, that is, the portion of the lot which connects its required yard area and its buildable area with its public access, shall not be less than twenty (20) feet nor more than fifty-nine (59) feet in width and not shorter than twenty-five (25) feet nor longer than two hundred fifty (250) feet in length and may not be included within any required yard area set forth in this chapter; and
- (C) The allowance of tier lots will not endanger the public health, safety and general welfare.
- (iv) *Frontage.*
- (A) Except as otherwise provided and specifically authorized under this chapter, all lots, tracts or parcels shall have actual frontage upon a street, which provides direct vehicular access to the lot. In context sensitive situations (e.g., topography, existing or proposed development patterns) where actual street frontage is not feasible, the director may permit a lot with an irrevocable access easement suitable to the city counselor, or designee, rather than actual street frontage, if the public health, safety, and general welfare is not compromised.

(B) Common lots for the purposes of storm water management features may be created without having actual street frontage provided that such lots have an established means of ingress/egress by an irrevocable access easement suitable to the city counselor, or designee.

(C) Common lots created for recreational purposes (active or passive) shall have a minimum of twenty (20) feet of street frontage. Such frontage may be actual lot frontage or provided through an irrevocable access easement suitable to the city counselor, or designee.

(D) Newly platted or re-subdivided non-residential lots that propose direct driveway connection to an arterial or collector street shall have a minimum of three hundred (300) feet of frontage along the street right-of-way. Shared access for parking and driveways may be required to promote internal development connectivity.

(v) *Shape.* Lots in mixed use or special zone districts shall not be created with protrusions, extensions or stems of less than thirty (30) feet in width.

(2) *Lot access.*

(i) Each lot shall have access allowing vehicles, pedestrians, and bicycles to pass from a public street directly onto the lot, or from a public street to the lot over an irrevocable access easement approved by the city counselor, or designee.

(ii) A maximum of thirty (30) lots or units shall be permitted to be accessed from a single point of ingress/egress unless otherwise specified by the most current adopted edition of the International Fire Code or authorized by the City of Columbia Fire Department.

(iii) Private residential driveways are prohibited on arterial or collector streets unless the director determines that no alternative access is practicable.

(iv) Non-residential driveway spacing shall conform to the provision of the most current edition of the Missouri Department of Transportation Access Management Guidelines or access management standards promulgated by the city.

(v) Streets that dead-end or "stub" into property that is adjacent to the property being subdivided shall not count as a second access until such time as the dead-end or "stub" street is connected to a through street and constructed to city standards.

- (3) *Lot lines.* No building or structure shall be constructed across an existing lot line, except surface parking areas when such surface parking area is not prohibited from being constructed across an existing lot line by any other section of the city code.
- (4) *Lot combination.* No lot in any existing subdivision may be combined with another lot without complying with the requirements of section 29-5.2.

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


PASSED this 1st day of March, 2021.

ATTEST:

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

  
\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Counselor