



**TENNIS BUBBLES TEXT  
AMENDMENT**  
Background & Research

# WHAT IS A TENNIS BUBBLE?

- AKA: Air-supported Dome Structures
- Permanent or temporary/seasonal structures
- Typically 30-40 feet high (Max. height in R-1 is 35 feet)
- Footprint dimensions vary



Example Images: Single-court coverings at Stratford-On-Avon Tennis Club.  
(Source: <http://covair.co.uk/air-dome-projects/>)



# SUMMARY OF REQUEST

## What?

- A text amendment to R-1 (One-Family District) Zoning Regulations to allow tennis bubbles over private clubs' outdoor tennis facilities on a seasonal basis

## Why?

- To allow year-round use of existing outdoor tennis courts by allowing them to be temporarily enclosed



# SUMMARY OF REQUEST

## How?

- Applicant proposes to add tennis bubbles as a conditional use for property located in an R-1 district (and any other district deemed appropriate) for which a conditional use permit for “Private Outdoor Swim and Tennis Clubs” has been issued, subject to the following conditions and standards:
  - The structure could not be erected for more than 180 days in any calendar year
  - The size of the structure would be limited to the area necessary to cover two tennis courts
  - The structure must comply with applicable fire codes
  - Smoking shall be prohibited within the structure
  - The structure shall be used only for the purposes of protecting physical recreation and related activities (e.g., tennis matches, practice, and instruction)

## Where?

- Applicant’s specific interest is to allow a tennis bubble to be erected at the Country Club of Missouri (CCMO); southwest corner of Forum Boulevard & Woodrail Avenue



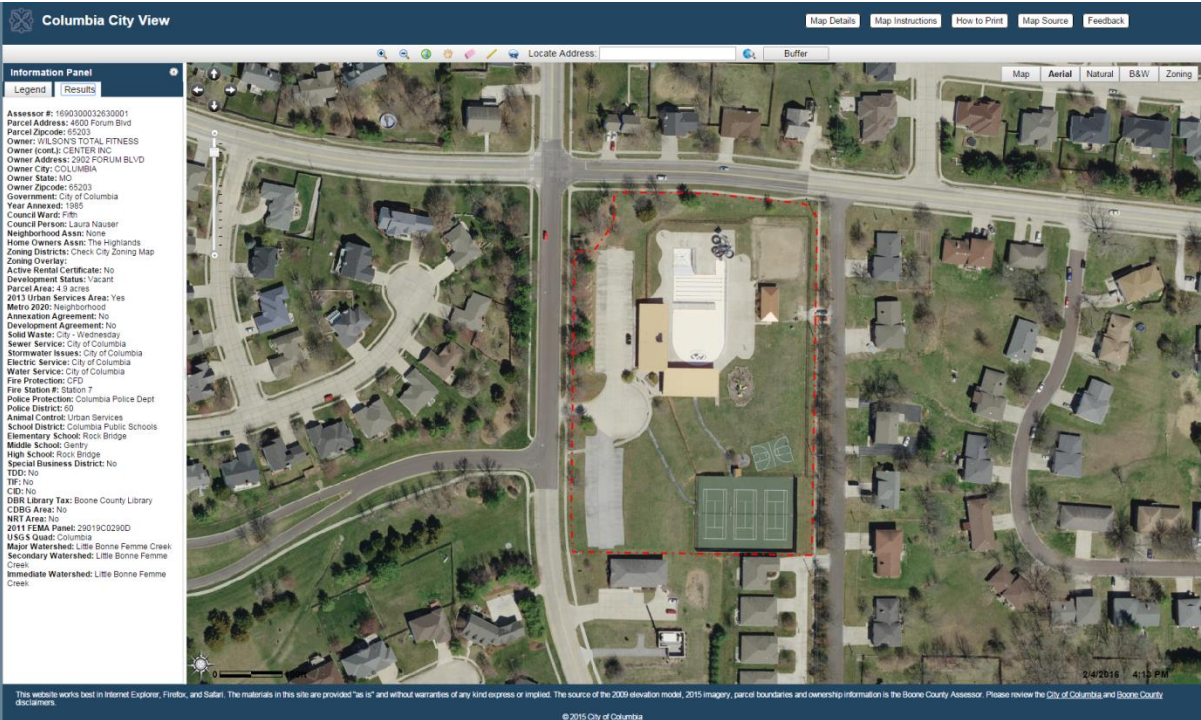


# TENNIS COURTS, COUNTRY CLUB OF MISSOURI

Top: CityView shows existing courts in R-1 zoning district; swimming pool & clubhouse in C-3.

Bottom: Google Maps shows approximately 50 feet between courts and single-family attached structure; approx. 40 feet from courts to adjacent residential property line.

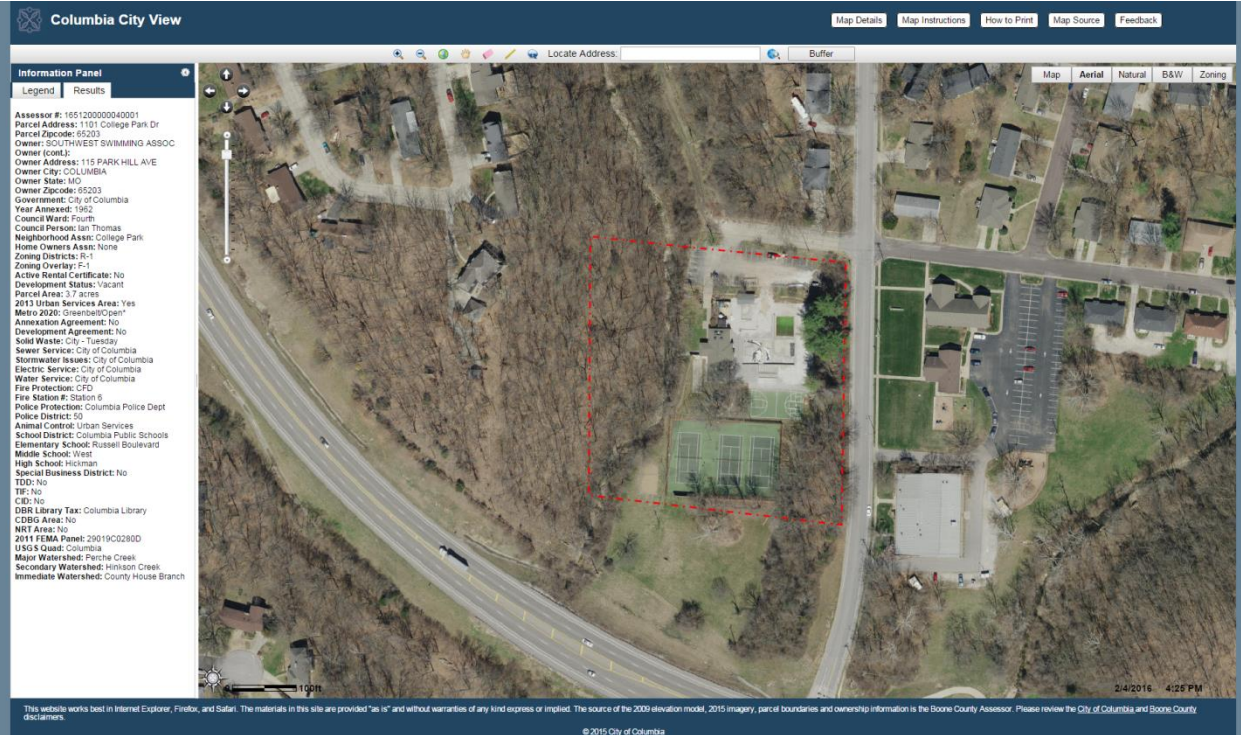




**PRIVATE TENNIS CLUBS IN COLUMBIA**

Wilson's Beach & Tennis Club:  
Tennis courts in R-1; swimming pool in C-1. Courts appear to be 6 feet from residential side yard and 12 feet from adjacent residence.





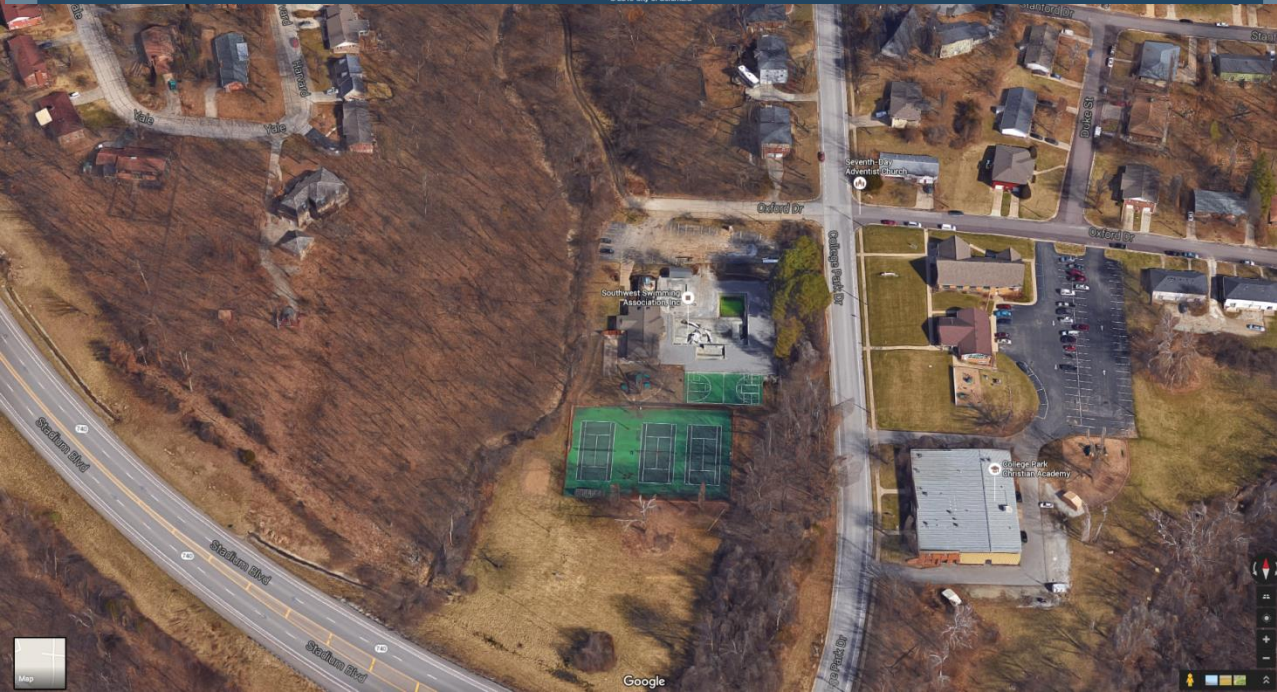
**Information Panel**

Legend Results

Assessor #: 165120000040001  
 Parcel Address: 1101 College Park Dr  
 Zipcode: 65203  
 Owner: SOUTHWEST SWIMMING ASSOC  
 Owner (cont):  
 Owner Address: 115 PARK HILL AVE  
 Owner City: COLUMBIA  
 Owner State: MO  
 Owner Zipcode: 65203  
 Government: City of Columbia  
 Year Assessed: 1982  
 Council Ward: Fourth  
 Council Person: Ian Thomas  
 Neighborhood Asses: College Park  
 Home Owners Assn: None  
 Zoned Districts: R-1  
 Zoning Overlay: F-1  
 Active Rental Certificate: No  
 Development Status: Vacant  
 Parcel Area: 3.7 acres  
 2013 Urban Services Area: Yes  
 Metro 2020: GreenbeltoOpen  
 Amortization Agreement: No  
 Development Agreement: No  
 Solid Waste: City - Tuesday  
 Sewer Service: City of Columbia  
 Stormwater Issues: City of Columbia  
 Electric Service: City of Columbia  
 Water Service: City of Columbia  
 Fire Protection: CFD  
 Fire Station #: Station 6  
 Police Protection: Columbia Police Dept  
 Police District: 50  
 Animal Control: Urban Services  
 School District: Columbia Public Schools  
 Elementary School: Russell Boulevard  
 Middle School: West  
 High School: Hickman  
 Special Business District: No  
 TDD: No  
 TF: No  
 CD: No  
 DBS Library Tax: Columbia Library  
 CDBG Area: No  
 NEI Area: No  
 2011 FEMA Panel: 20019C0280D  
 USGS Quad: Columbia  
 Major Watershed: Patche Creek  
 Secondary Watershed: Hinson Creek  
 Immediate Watershed: County House Branch

This website works best in Internet Explorer, Firefox, and Safari. The materials in this site are provided "as is" and without warranties of any kind express or implied. The source of the 2009 elevation model, 2015 imagery, parcel boundaries and ownership information is the Boone County Assessor. Please review the City of Columbia and Boone County websites.

© 2015 City of Columbia



PRIVATE TENNIS CLUBS IN COLUMBIA

Southwest Swim Club:

Tennis courts in R-1. Courts appear to be over 300 feet from nearest residence & 120 feet from adjacent residential property line.



# EXISTING COLUMBIA ZONING REGS

- Outdoor tennis courts require CUP in “R” districts
- Indoor tennis courts (as part of private outdoor tennis club use) are not allowed in R-1
- C-1 & above allows for indoor tennis under “physical fitness centers, private gymnasiums and reducing salons”
  - Includes private clubs and/or commercial facilities. E.g., CCMO is zoned C-3 (except it’s tennis courts)
- Bubble structures must meet IBC (BSD indicates this is possible)
- Most city parks are zoned R-1. “Public parks and playgrounds, including public recreation or service buildings within such parks” are permitted in R-1.





# DRAFT UDO

- Outdoor tennis club falls under “Outdoor Recreation or Entertainment”, shown as permitted in M-C & IG, and conditional in M-BP, A, & O districts.
- “Indoor Recreation & Entertainment” accommodates indoor tennis, shown as permitted in M-N, M-C, M-DT, & IG.
- There is no separate use designation for private clubs, and no opportunity for tennis facilities (indoor or outdoor) in residential zoning districts.
- *Public Park, Playground, or Golf Course* – allows for public recreational facilities & structures in all districts, except IG.



# HOW DO OTHER CITIES REGULATE THEM?

- Typically not allowed in single-family districts
  - Appeals failed in Seattle, WA and Potomac, MD
- Allowed in Golf Club District
  - Mission Hills, KS
- Allowed if integrated with residential development
  - Jefferson City, MO
- Allowed as proposed in our draft UDO
  - Dublin, CA



# SHOULD TENNIS BUBBLES BE ALLOWED IN R-1? IF YES...

## Potential Impacts

- Lighting
  - Glow from bubble's interior lights may create nuisance to nearby residents
- Hours of operation
  - Outdoor courts, which are typically dormant in winter months, would see regular year-round use and traffic
- Parking
  - Year-round traffic and potential for increased overall usage
- Events
  - Indoor matches may draw spectators (noise, additional traffic & parking demands)

## Suggested Standards

- Fans/noise
  - Location of fans – away from residences
- Maximum height
  - 35 feet (same as in R-1)
- Maximum footprint
  - 120ft X 120ft
- Maximum time erected
  - 180 days per year, or from October to \_\_\_\_\_ (e.g.)
- Setback from single-family property lines
  - 100 feet minimum
- Screening requirements
  - 8-foot high, 80% opaque landscape screen (on sides abutting R-1 development or zoning)
- Limited hours of operation
  - 7am to 7pm
- Parking requirements
  - 2 per court (same as existing, assuming no spectator seating)



# SHOULD TENNIS BUBBLES BE ALLOWED IN R-1? IF NO...

## Alternative Options

- Rezone to C-1, C-3, or planned district
- Locate a site within C-1, C-3, C-2, or an industrial district where this use is already permitted



# NEXT STEPS

- If amendment is deemed necessary
  - Staff drafts text amendment language for Commission to review
- If not
  - Staff drafts memo to council outlining rationale for Commission's recommendation to dismiss requested text amendment

