

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													
Proposed 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 ³⁸⁵	IG	A	O	
Current Zoning District	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2 ³⁸⁶	C-1	C-3	C2	M-R	M-C, M-1, & M-U ³⁸⁷	A-1	O	PD
LAND USE CATEGORY	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2 ³⁸⁶	C-1	C-3	C2	M-R	M-C, M-1, & M-U ³⁸⁷	A-1	O	PD
Wholesale Sales Office or Sample Room							P	P		P			
Personal Services													
Personal Services, General ⁴³¹						P	P	P	P	P			Per PUD
Self-service Storage Facilities ⁴³²							P	C		P			Per PUD
Tree or Landscaping Service ⁴³³							P		P	P			Per PUD
Recreation & Entertainment ⁴³⁴													
Indoor Recreation or Entertainment ⁴³⁵						P	P	P		P			Per PD
Indoor Entertainment, Adult ⁴³⁶							C			C			Approval
Outdoor Recreation or Entertainment ⁴³⁷							P		C	P	C	C	Approval
Physical Fitness Center						P	P	P	P	P			Approval
Theatre, Drive-In							C						Approval

⁴³¹ Combines the current “Barber and beauty shops” and “Cleaning, pressing, and dyeing establishments (no explosive cleaning fluids)”, “Electrical repair shop”, “Coin-operated laundry”, “Photographic service shops and studios”, “Repair of household appliances”, “Shoe repair shops”, “Garment storage facility”, “Rental services” and “Bicycle Repair Shop” uses. Restrictions on explosive fluids are now in use-specific standards. Electric repair shops and bicycle repair shops would now be a P use in the M-N and M-BP districts. Garment storage would be a P use in M-OF and M-BP districts. Rental services would now be allowed in the M-N and M-DT districts.

⁴³² Deleted since prior draft in response to comment.

⁴³³ Retitled from “Tree trimming service.” Requirement for screening of service vehicles in the M-C district is replaced by general screening and buffering standards.

⁴³⁴ The “Private Recreation Facility” use, and associated use-specific standard, included in Module 1, has since been removed because it overlaps the indoor/outdoor recreation or entertainment categories.

⁴³⁵ Combines current “Billiard parlor and game arcade”, “Bowling alley”, and “Indoor theater” uses. Bowling alleys change from prohibited to a P use in M-DT. Added as P use in M-N since prior draft in response to comment.

⁴³⁶ Title and definition revised to include adult theaters as well as live entertainment, and to allow alignment with recent state law amendments.

⁴³⁷ Combines current “Amusement Parks, Commercial Baseball or Other Athletic Fields, Race Tracks, or Fairgrounds”, “Commercial Picnic Grounds and Fishing Lakes”, “Commercial Stables”, “Outdoor Stage and Concert Facilities”, “Gun Clubs and Skeet, Trap, or Target Ranges”, “Commercial Swimming Pool”, “Miniature Golf Courses or Driving Ranges”, and “Private Golf Courses and Country Clubs” into a more general category. Allows a wider variety of outdoor recreation/entertainment on the current C-3, M-C, M-1, PUD and M-P lands. The current “Sports and Recreational Facilities (including accessory retail and concession stands)” – currently undefined and a P use on current M-R, M-C, M-1 and PD MP lands -- was deleted because it was not distinguishable from other outdoor recreation/entertainment uses. Added as C use in A, O, and M-BP since prior draft in response to comment.

- (3) That there shall be no individual room cooking facilities used for the bed and breakfast stay.
- (4) That the establishment shall be owner-occupied and managed.
- (5) That the establishment shall comply with all applicable adopted City fire and building codes and shall be inspected for such compliance by the building and site development division of the City community development department prior to an occupancy permit being granted.
- (6) That only one (1) wall-mounted sign, not exceeding eight (8) square feet in size, shall be allowed.
- (7) That meals may be served only to residents and overnight guests.

(v) Commercial or Trade School

In the M-OF district, this use is not permitted to offer retail goods or services to the public.

(w) Research and Development Laboratory

In the M-OF, M-N, M-C, M-DT districts, this use is limited to those not involving use of hazardous materials.

(x) Personal Services, General

In the M-OF, M-N, M-C, and M-DT districts, this use may not involve the use of explosive or hazardous materials.⁵⁰¹

(y) Self-service Storage Facility

This use is subject to the following conditions:⁵⁰²

- (1) All storage shall be kept within an enclosed building, except recreation or other oversized vehicles, compressed flammable gas tanks, or gasoline containers in excess of two (2) gallons, which shall be stored only in exterior areas screened from the view from any street frontage.
- (2) Where the site is adjacent to residentially-zoned land, a permanent screen shall be required and shall conform to the provisions of Section 29-4.6.
- (3) Storage of feed, fertilizer, grain, soil conditioners, pesticides, chemicals, explosives and other hazardous materials, asphalt, brick, cement, gravel, rock, sand and similar construction materials, inoperable vehicles, or bulk storage of fuels shall be prohibited.
- (4) The use of power tools, paint sprayers, or the servicing, repair or fabrication of furniture, boats, trailers, motor vehicles, lawn mowers, appliances and other similar equipment shall be prohibited.

⁵⁰¹ Revised standard applies to all minor personal services (not just cleaning, pressing, and dyeing establishments), and allows the use of these materials in the M-BP and IG districts.

⁵⁰² Height restriction to 14 feet has been deleted, since attractive multi-story forms of this use are now available.

- (5) The sale of any item from the facility or the conduct of any type of commercial activity at the facility shall be prohibited.
- (6) Loading docks shall be prohibited.

(z) Indoor Entertainment, Adult and Retail, Adult⁵⁰³

This use is subject to the following standards:

- (1) Indoor Adult Entertainment shall be limited to the following geographical area:⁵⁰⁴
 - (i) In the M-DT district, Adult Retail must be conducted in a completely enclosed structure (no outdoor display or storage).
 - (ii) The use shall not be located within 1,000 feet of any preexisting Elementary/Secondary School, Religious Institution, state-licensed Family Day Care Center, Public Library, Public Park, Dwelling unit, or other Indoor Adult Entertainment business. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the nearest point on the property line of the Indoor Adult Entertainment business to the nearest point on the property line of the Elementary/Secondary School, Religious Institution, state-licensed Family Day Care Center, Public Library, Public Park, Dwelling unit, or other Indoor Adult Entertainment business.⁵⁰⁵
- (2) Notwithstanding any provision in Chapter 23 to the contrary, an Indoor Adult Entertainment business shall have no more than one (1) on premise sign which shall be a wall sign approved by the Board as part of the conditional use permit. The surface area of the sign shall not exceed ten (10) percent of the area of the wall to which it is attached. The sign shall not be a neon or similar sign. The sign may be illuminated but shall not be a flashing sign. The sign shall not depict any portion of the human anatomy.
- (3) No sign shall be placed in any window.
- (4) No flashing lights or colored lights or string of lights shall be placed on the outside of the building or on the inside of the building so that the lights can be viewed from outside the building.
- (5) The premises of all Indoor Adult Entertainment businesses shall be constructed to include a partition or other physical barrier on all customer entrances that will ensure that the interior of the business is not observable from the exterior of the building. In addition, all windows will be covered to prevent viewing of the interior of the building from the outside and all doorways not constructed with a partition or other physical barrier shall be covered so as to prevent observation of the interior of the premises from the exterior of the building. No Indoor Adult Entertainment business shall be conducted in a manner that

⁵⁰³ Use-specific standards revised to align with new Missouri state law amendments on this topic.

⁵⁰⁴ New standard to limit this use to the same area as before the consolidation of the M-C, M1, and M-U districts.

⁵⁰⁵ Revised to match recently adopted Missouri law. Spacing increased from 750 to 1,000 sq. ft.. List of protected uses now includes state-licensed day care facilities and libraries. Current separation requirements from higher education institutions, athletic fields, recreational facilities for children, and non-residential uses in residential districts do not appear in the state law and were deleted.