

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 19-19

**AN ORDINANCE**

amending Chapter 29 of the City Code relating to accessory dwelling units; 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. 29-3.3. Use-specific standards.

All uses for which the permitted use table in section 29-3.2 shows use-specific standard(s) shall comply with the applicable standard(s) in this section. In addition, all development shall comply with all other applicable provisions of this chapter.

...

(gg) Accessory and temporary uses of land and buildings: Accessory dwelling units. This use is subject to the following additional standards:

- (1) No more than two (2) dwelling units, including the accessory dwelling, may be permitted on a single lot;
- (2) The lot must be a minimum of five thousand (5,000) square feet, and lot width must be a minimum of fifty (50) feet;
- (3) A detached accessory dwelling shall be located a minimum of ten (10) feet behind the principal dwelling, and a minimum of six (6) feet from any side or rear lot line. On corner lots, the accessory dwelling shall be set back from side streets not less than the distance required for the principal residence. For the purpose of providing adequate fire protection access, the distance from the nearest street frontage to the center of the rear wall of the accessory dwelling unit shall not exceed one hundred and fifty (150) feet of

travel distance unless otherwise specified by the most current adopted edition of the International Fire Code or authorized by the fire chief;

- (4) An accessory dwelling shall not exceed seventy-five (75) percent of the total square feet of the principal dwelling, as shown in the Boone County Assessor's records, or eight hundred (800) square feet, whichever is less. In addition, a detached accessory dwelling shall not occupy more than thirty (30) percent of the rear yard;
- (5) A detached accessory dwelling shall not exceed the height of the principal dwelling or twenty-four (24) feet, whichever is less;
- (6) When an accessory dwelling is attached to a principal dwelling, only one entrance may face the front lot line;
- (7) In addition to the parking required for the principal dwelling, ~~a minimum of one additional off-street parking space shall be provided on the subject lot for accessory dwellings having not more than two (2) bedrooms, and two (2) additional parking spaces shall be provided for accessory dwellings having three (3) or more bedrooms. No more than three (3) bedrooms shall be allowed in an accessory dwelling unit; and~~
- (8) When a driveway is constructed or used to provide vehicle access to an accessory dwelling, the driveway shall be surfaced as required by this chapter. Gravel may be considered an acceptable alternative surfacing material under the following conditions:
  - (1) The fire chief has determined paved access is not necessary to provide safe and adequate fire access to all parts of all dwellings on the lot;
  - (2) An existing gravel driveway provides access to the accessory dwelling unit, or a new compacted gravel driveway is constructed to provide such access; and
  - (3) The driveway apron (i.e., the driveway within the public right-of-way) is constructed of a paved surface as required by city specifications.
- (9) Prior to issuance of a building permit for an accessory dwelling, application shall be made to the city, including a plot plan showing existing buildings and proposed accessory dwelling location, in addition to the above listed criteria.

...

Sec. 29-4.3. Parking and loading.

(a) *Applicability.*

...

(b) *Parking requirements.*

(1) *Required parking spaces.* The minimum and maximum off-street parking requirements for all uses allowed by this Code are listed in Table 4.3-1.

(2) *Accessible parking.* Within the requirements of Table 4.3-1, accessible parking shall be provided for all multi-family and non-residential uses as required by the Americans with Disabilities Act (ADA) and City Code requirements.

<b>Table 4.3-1: Minimum Required Off-Street Parking (and Maximum Permitted Off-Street Parking for Selected Uses)</b> sf = square feet; gfa = gross floor area	
<b>Category</b>	<b>Standard</b>
<b>RESIDENTIAL USES</b>	
<b>Household Living</b>	
Dwellings, One-Family Detached	2 spaces/dwelling unit
Dwelling, One-Family Attached	
Dwelling, Two-Family	
Dwelling, Live-Work	1 space/dwelling unit
Dwelling, Multi-family	1.0 spaces/dwelling unit for "efficiency" apartment (i.e., units without a separate bedroom); 1.5 spaces/dwelling unit for 1 bedroom units; 2 spaces/dwelling unit for 2 bedroom units; 2.5 spaces/dwelling for 3 or more bedroom units; in addition to required parking for residents, 1 space/5 dwelling units will be required for visitor parking.
Manufactured Home Park	2 spaces/dwelling unit
Second Primary Dwelling Unit	1 space/dwelling unit
...	

<b>ACCESSORY USES</b>	
Accessory Dwelling Units	<del>No additional spaces</del> <u>1 space/dwelling unit for accessory dwelling units having up to 2 bedrooms; 1 additional space for 3 bedrooms</u>
Drive-Up/Through Facility	Refer to Table 4.4-3 for drive-through stacking space requirements
All other accessory uses	No requirement
<b>TEMPORARY USES</b>	
Temporary Construction Yard or Office	2 spaces
Temporary Real Estate Sales/Leasing Office	2 spaces
All other temporary uses	No Requirement

...

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

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

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

APPROVED AS TO FORM:

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