

Introduced by Treece

First Reading 2-15-21

Second Reading 3-1-21

Ordinance No. 024560

Council Bill No. B 67-21

AN ORDINANCE

amending Chapter 29 of the City Code as it relates to maximum parking limits 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. 29-4.3. Parking and loading.

...

(e) *Maximum parking limit.*

(1) ~~In any mixed use district, no single building that contains more than fifty thousand (50,000) square feet of gross floor area, in which a single user or multiple users operate a use listed in the retail, office, or personal service categories in Table 29-3.1 (Permitted Use Table), may provide on-site automobile parking in an amount greater than one hundred fifty (150) percent of the minimum amount required by Table 4.3-1, except as permitted below in subsections (2) and (3).~~ M-DT district. In the M-DT district (section 29-4.2), maximum on-site parking is limited to one hundred fifty (150) percent of the minimum amount required for the same use in other mixed use districts, even though those minimums do not apply to the M-DT district.

~~In the M-DT district (section 29-4.2), maximum on-site parking is limited to one hundred fifty (150) percent of the minimum amount required for the same use in other mixed use districts, even though those minimums do not apply to the M-DT district.~~

(2) Retail, office, or personal service uses in mixed-use districts. For any single building that contains more than fifty thousand (50,000) square feet of gross

floor area, in which a single-user or multiple users operate a use listed in the retail, office, or personal service categories in Table 29-3.1 (Permitted Use Table), maximum parking is limited to one hundred fifty (150) percent of the minimum amount required by Table 4.3-1 unless the following two conditions are met, in which case the maximum parking is limited to two hundred (200) percent of the minimum amount required by Table 4.3-1:

(i) The development site's landscaped area is not reduced to be less than fifteen (15) percent as a result of the increased parking; and

(ii) The interior parking lot landscaping area, when required by section 29-4.4(f), is increased to twenty (20) percent and complies with the tree planting and/or landscaping standards specified within subsections (1), (2), and (3) of section 29-4.4(f).

The parking on a site may be increased to two hundred (200) percent of the minimum amount required by Table 4-3.1 provided that:

(i) Such request is submitted to the director in writing with justification of why such increase is necessary;

(ii) The development site's landscaped area is not reduced to be less than fifteen (15) percent as a result of the increased parking; and

(iii) The interior parking lot landscaping area required by section 29-4.4(f) shall be increased to twenty (20) percent and shall comply with the tree planting and/or landscaping standards specified within subsections (1), (2), and (3) of section 29-4.4(f).

- (3) Parking in excess of two hundred (200) percent of the minimum amount required by Table 4-3.1 shall require approval of a variance by the board in accordance with the standards of section 29-6 of this chapter. The maximum amount of parking allowed for all other permitted uses is two hundred (200) percent of the minimum amount required by Table 4-3.1.

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