

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

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

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

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

Council Bill No. B 193-21

**AN ORDINANCE**

amending Chapter 29 of the City Code to establish revised regulations for office, personal services, and physical fitness center uses; 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. 29-1.11. Definitions and rules of construction.

(a) *Definitions—General.* For the purpose of this chapter 29, the following words and terms are defined to mean the following:

...

*Office.* A room or group of rooms used for conducting the affairs of a business, profession, government, or service industry. Examples include professional services such as lawyers, accountants, engineers, architects, planners, ~~accountants~~, insurance agents, brokers, consultants, or real estate agents; data processing; sales offices; artists; writers; physicians, physical therapists, dentists, chiropractors or other licensed medical professionals, including outpatient treatment of alcohol and drug abuse, and estheticians or massage therapists performing services under the direct supervision of a licensed medical professional. This use does not include facilities meeting the definition of a research and development laboratory or any facility where display, sales or rental of goods occurs on more than an incidental basis related to the primary office function.

...

*Personal services, general.* Establishments that provide individual services related to personal needs directly to customers at the site of the business, or that receives goods from or returns goods to the customer after the goods have been treated or processed at that location or other locations. Accessory uses may include offices, parking, storage of

goods, and assembly, repackaging, or repair of goods for on-site sale, and incidental retail sales of products used on the premises to patrons. This use includes but is not limited to barber and beauty shops; nail salons; spa services not meeting the definition of any other use as defined in this chapter; dry cleaning, laundering, pressing, and dyeing establishments; coin-operated laundries; photographic service shops and studios; repair of household appliances; shoe repair shops; garment storage facilities; rental service; and bicycle repair shops ~~shop and offices as defined within this UDC~~. Outdoor storage, display, or service areas are not permitted.

...

*Physical fitness center.* An indoor facility where individuals participate in exercise, weight reduction, Pilates, yoga and other wellness-promoting physical therapy, or similar activities designed to improve and preserve physical fitness, but not including any use that meets the definition of a community center or another use in this chapter.

...

Sec. 29-3.2. Permitted use table.

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE														Use-Specific Standards, in Section 29-3.3
P=Permitted use C=Conditional use A=Accessory use CA=Conditional Accessory use T=Temporary use														
Zoning District	Residential				Mixed Use					Special Purpose				
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD	
LAND USE CATEGORY														
...														
<b>COMMERCIAL USES</b>														
...														
<b>Personal Services</b>														
Personal Services, General					P/C	P	P	P	P	P				(v)
Self-service Storage Facilities							P	C		P				(w)
Tree or Landscaping Service							P		P	P			Per PD Approval	(oo)
...														

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.

...

- (v) *Primary use of land and buildings: Personal services, general.*
- (1) In the M-OF, M-N, M-C, and M-DT districts, this use may not involve the use of explosive or hazardous materials.
- (2) In the M-OF district, a personal service:
  - (i) May not exceed a gross floor area (GFA) of two thousand five hundred (2,500) square feet. A single structure may contain up to five thousand (5,000) square feet of GFA of personal service uses, as long as no single personal service use within the structure exceeds two thousand five hundred (2,500) GFA. Any single personal service use exceeding two thousand five hundred (2,500) square feet GFA or a single structure containing more than five thousand (5,000) square feet GFA shall require issuance of a conditional use permit.
  - (ii) May not include the sale of alcoholic beverages.
- (3) In the M-OF district and M-BP district, a personal service shall limit the display of products sold at retail to a maximum of twenty-five percent (25%) of the GFA.

...

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

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

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

APPROVED AS TO FORM:

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