

Amendment # A2
New Definitions – “Bank and Financial Institution”, “Consumer Lending Institution” and “Pawn Shop”

Revisions to Table 29-3.1 (Permitted Use Table) to assign zoning district designations newly defined land uses

New Use-Specific Standard (rr) for “Pawn Shop”

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ARTICLE 1. GENERAL PROVISIONS

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:

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Awning. A roof-like cover, made of fabric, or other flexible material, over a door or window and attached to a building.

***Bank and Financial Institution.* An establishment that provides financial and banking services to consumers and clients, and is federally or state chartered. Such establishments may include banks, savings and loans associations, savings banks, credit unions, other similar facilities open to the public and engaged in deposit banking, automatic banking and teller machines, and related functions. This use does not include establishments meeting the definition of *Consumer Lending Institution* or *Pawn Shop*.**

Banner. Any piece of cloth or other flexible material used as a sign.

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Conservation. The protection of valuable resources, including but not limited to plants and animals, natural areas, and interesting and important structures and buildings, from the damaging effects of human activity

***Consumer Lending Institution.* An establishment which engages in the business of providing money to customers on a temporary basis, wherein such loans are secured by post-dated check, paycheck, or car title. The classification does not include a state or federally chartered bank, savings and loan association, credit union, or mortgage broker or originator. This classification does include, but is not limited to, check cashing stores, payday loan stores, and car title loan stores.**

Conversion. The alteration of a structure to accommodate uses for which it was not originally constructed, but which maintain the structure's general character.

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Paved area. For purposes of landscaping and buffering regulations, "paved area" means open areas used or occupied by motor vehicles including parking areas, loading areas and driveways. "Paved area" does not include areas under the roof of a building, sidewalks or pedways.

***Pawn Shop:* A business that lends money on the security of pledged goods or that is engaged in the business of purchasing tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.**

Pedway. A path that is physically separated from the roadway and intended for shared use by pedestrians, joggers, skaters and bicyclists.

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ARTICLE 3. PERMITTED USES

Sec. 29-3.1. General

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Sec. 29-3.2 Permitted use Table

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														
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	IG	A	O	PD	
LAND USE CATEGORY														
RESIDENTIAL USES														
Household Living														
Dwelling, One-family Detached	P	P	P	P	P	P					P		Per PD Approval	(a)
Dwelling, One-family Attached		P	P		P	P								(b)
Dwelling, Two-family		P	P		P	P								

Dwelling, Live-work			C		P	P	P	P								(c)	
Dwelling, Multi-family			P		P	P	P	P								(d)	
Manufactured Home Park				P													
Second Primary Dwelling Unit													C			(e)	
Group Living																	
Boarding House			P		P	P	P	P								Per PD Approval	
Continuing Care Retirement Community			P		P	P	P	P									(f)
Dormitory/Fraternity/Sorority			P		P	P	P	P									
Group Home, Large			P		P	P	P	P									(g)
Group Home, Small	P	P	P	P	P	P	P	P					P				(g)
Halfway House			C		C	C	C	C									(h)
Residential Care Facility			C		P	P	P	P									
Temporary Shelter			C		C	C	C	C									(i)
PUBLIC and INSTITUTIONAL USES																	
Adult and Child Care																	
Adult Day Care Center		P	P		P	P	P	P	P							Per PD Approval	
Family Day Care Center	A	A/C	P	A	P	P	P	P	P				A				(j)
Community Service																	
Assembly or Lodge Hall						C	P	P			P					Per PD Approval	
Cemetery or Mausoleum	C	C	C	C									P				
Community/Recreation Center	P	P	P		P	P	P	P	P	C	P						
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P					(hh)
Elementary/Secondary School	P	P	P	P	P	P	P	P	P	P	P	P					
Funeral Home or Mortuary					C	C	P	C			P						(k)
Higher Education Institution			P		P	P	P	P	P	C							(l)
Hospital					P	P	P	C	P	P							

Museum or Library	C	C	C		P	P	P	P	P	C	P		
Police or Fire Station	P	P	P	P	P	P	P	P	P	C	P		
Public Service Facility	P	P	P	P	P	P	P	P	P	P	P		
Public Park, Playground, or Golf Course	P	P	P	P	P	P	P	P	P		P	P	
Religious Institution	P	P	P	P	P	P	P	P	P	P	P	P	
Reuse of Place of Public Assembly	C	C	C	C									(m)
Utilities and Communications													
Communication Antenna or Tower as a Principal Use	See section 29-3.3(n)												(n)
Public Utility Services, Major	C	C	C	C	C	P	P	P	P	P	P	P	
Public Utility Services, Minor	C	C	C	C	P	P	P	P	P	P	P		
Wind Energy Conversion System (WECS) as a Principal Use	See section 29-3.3(o)												(o)
COMMERCIAL USES													
Agriculture & Animal-Related													
Agriculture												P	Per PD Approval
Farmer's Market	T	T	T		T	P	P	T	T	P	P	P	
Greenhouse or Plant Nursery							P			P	P		
Medical Marijuana Cultivation Facility										P	P		(qq)
Pet Store or Pet Grooming						P	P	P	C	C			
Urban Agriculture			C		P	P	C	C			P		(p)
Veterinary Hospital					C	C	P	P	P	P			(q)
Food & Beverage Service													
Bar or Nightclub						C	P	P		C			Per PD
Restaurant						P	P	P	P	P			(r)
Guest Accommodations													
Bed and Breakfast		C	C		C	P	P	P					(s)

Hotel						P	P	P	P					Per PD Approval	
Travel Trailer Park						C						C			
Office															
Bank and Financial Institution					P	P	P	P	P	P				Per PD Approval	
Commercial or Trade School					P	P	P	P	P	P					(t)
Consumer Lending Institution					P	P	P	P	P	P					
Medical Marijuana Testing Facility							P		P	P					(qq)
Office					P	P	P	P	P	P					
Research and Development Laboratory					P	P	P	P	P	P				(u)	
Wholesale Sales Office or Sample Room							P	P	P	P					
Personal Services															
Personal Services, General					C	P	P	P	P	P				Per PD	(v)
Self-service Storage Facilities							P	C		P					(w)
Tree or Landscaping Service							P		P	P					(oo)
Recreation & Entertainment															
Indoor Recreation or Entertainment						P	P	P	P	P					
Indoor Entertainment, Adult							C			C				Per PD Approval	(x)
Outdoor Recreation or Entertainment							P		C	P	C	C			(y)
Physical Fitness Center						P	P	P	P	P					
Theatre, Drive-In							C			P					
Retail															
Alcoholic Beverage Sale						P	P	P	P	P				Per PD Approval	(z)
Medical Marijuana Dispensary Facility							P	P		P					(qq)
Pawn Shop						P	P	P		P					(rr)
Retail, Adult							P	P		P					(x)

Retail, General						P	P	P		P				(aa)
Vehicles & Equipment														
Car Wash						C	P	P	P	P			Per PD Approval	
Heavy Vehicle and Equipment Sales, Rental, and Servicing										P				
Light Vehicle Sales or Rental							P	P	P	P				(bb)
Light Vehicle Service or Repair						C	P	P	P	P				(cc)
Major Vehicle Repair and Service							P		P	P				(cc)
Parking Lot, Commercial							P	P	P	P				
Parking Structure, Commercial							P	P	P	P				
INDUSTRIAL USES														
Commercial Services														
Heavy Commercial Services							P	P		P			Per PD Approval	
Mechanical and Construction Contractors							C			P				
Storage and Wholesale Distribution									P	P				(dd)
Manufacturing, Production and Extraction														
Artisan Industry						P	P	P	P	P			Per PD Approval	
Bakery						C	P	P	P	P				
Heavy Industry										C				
Light Industry									C	P				(ee)
Machine Shop							C			P				
Medical Marijuana-Infused Products Manufacturing Facility									P	P				(qq)
Mine or Quarry										C	C			
Transportation														
Airport											C		Per PD Approval	
Bus Barn or Lot							P			P				

Bus Station								P	P				P				
Rail or Truck Freight Terminal										C			P				
Waste & Salvage																	
Sanitary Landfill														C			Per PD
Vehicle Wrecking or Junkyard													C				(ff)
ACCESSORY USES																	
Accessory Dwelling Units	C	A	A														Per PD Approval (gg)
Backyard or Rooftop Garden	A	A	A	A	A	A	A	A	A	A			A				(hh)
Communication Antenna or Tower as an Accessory Use	See section 29-3.3(n)																(n)
Customary Accessory Uses and Related Structures	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		(ii)
Drive-Up Facility					CA	CA	A	CA	A	A							(jj)
Home Occupation	A	A	A	A	A	A	A	A	A					A			(kk)
Home Occupation with Non-Resident Employees	CA	CA	CA	CA													(ll)
Outdoor Storage in Residential Districts	A	A	A	A													(mm)
Wind Energy Conversion System (WECS) as a Principal Use	See section 29-3.3(o)																(o)
TEMPORARY USES																	
Temporary Construction Office or Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		Per PD Approval
Temporary Parking Lot					T	T	T	T	T	T	T	T	T	T			
Temporary Real Estate Sales/Leasing Office	T	T	T	T	T	T	T	T	T				T				(nn)
Temporary/Seasonal Sales or Event, Other	T	T	T		T	T	T	T	T	T	T	T	T				

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Article 3 – PERMITTED USES

Sec. 29-3.1. -General

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Sec. 29-3.3. Use specific standards.

(a) Primary use of land and buildings: Dwelling, one-family detached.

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(qq) Primary use of land and buildings: Medical marijuana facilities. Pursuant to Article XVI of the Missouri Constitution the following four (4) types of medical marijuana facilities have been authorized: cultivation, dispensary, infused product manufacturing, and testing. These facility types are defined within section 29-1.11 of this chapter and shall be subject to the following additional standards:

(rr) Primary use of land and buildings: Pawn Shop. This use is subject to the following additional standards:

- (1) A pawn shop use in the M-N and M-BP districts may not exceed a gross floor area of fifteen thousand (15,000) square feet. A single structure may contain more than these amounts of gross floor area, as long as no use within the structure exceeds the applicable size set forth herein;**
- (2) A pawn shop use in the IG district may not exceed a gross floor area of fifteen thousand (15,000) square feet, except upon issuance of a conditional use permit; and**
- (3) Merchandise may not be displayed, stored, or offered for sale on any yard adjacent to a residential zoning district.**

Sec. 29-3.4. C-2 district outside the M-DT regulating plan boundary.

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