

Introduced by Treece

First Reading 6-21-21

Second Reading 7-6-21

Ordinance No. 024681

Council Bill No. B 192-21

AN ORDINANCE

amending Chapter 29 of the City Code to establish revised regulations for an artisan industry; 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:

...

~~*Artisan industry.* Small-scale fabrication, preparation, or production of goods by an arts, crafts, foods, and beverages by an artist, artisan, craftsperson, or cook, on the premises for wholesale, on-site, or online retail, by hand or with minimal automation. Spaces and tools may be shared amongst users. Accessory uses include retail, teaching of these skills to others in the course of preparation or production, and outdoor seating areas, and incidental interior seating areas. Specific artisan industry uses shall be divided into the following two categories: Examples include but are not limited to small-scale welding and sculpting or arts and crafts, firing of pottery or sculpture in kilns, and local, small-batch bakeries, candy shops, cheese shops, craft breweries, and micro-distilleries. Accessory uses include retail teaching of these skills to others in the course of fabrication, preparation, or production, and outdoor seating areas.~~

Artisan Industry, Class 1. This category is intended to include activities relating to small-scale arts, crafts, food and beverage production. Examples include but are not limited to small-scale sculpting or arts and crafts; small-batch bakeries, candy shops, and cheese shops; micro-distilleries; micro-breweries (manufacturing ten thousand (10,000) barrels per year or less) as regulated by the State of Missouri

and other small-scale food and beverage producers; small-scale production of textiles, jewelry, and other artisan consumer goods.

Artisan Industry, Class 2. The intent of this category is to separate more intensive activities from those described in Class 1. Examples include but are not limited to small-scale welding, metalworking, glassworking, and firing of pottery or sculpture in kilns; small batch hardware and prototyping.

...

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															
...															
INDUSTRIAL USES															
...															
Manufacturing, Production and Extraction															
Artisan Industry						C/P	C/P	C/P	C/P	P			Per PD Approval	(tt)	
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			
...															

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.

...

(ss) Accessory and temporary uses of land and buildings: Accessory commercial kitchen.

...

(tt) Primary use of land and buildings: Artisan industry.

(1) In the M-N district:

(a) A Class 1 use may not exceed a gross floor area (GFA) of five thousand (5,000) square feet. A single structure may contain more than this amount of GFA, as long as no single artisan use within the structure exceeds five thousand (5,000) GFA. Any single artisan use exceeding five thousand (5,000) square feet GFA shall require issuance of a conditional use permit.

(b). A Class 2 use shall require issuance of a conditional use permit.

(2) In the M-C, M-DT, and M-BP districts:

(a) A Class 1 use may not exceed a gross floor area (GFA) of fifteen thousand (15,000) square feet. A single structure may contain more than this amount of GFA, as long as no single artisan use within the structure exceeds fifteen thousand (15,000) GFA. Any single artisan use exceeding fifteen thousand (15,000) square feet GFA shall require issuance of a conditional use permit.

(b) A Class 2 use may not exceed a gross floor area (GFA) of fifteen thousand (15,000) square feet. A single structure containing a Class 2 use may contain up to thirty thousand (30,000) square feet of GFA of artisan industry uses, as long as no single artisan use within the structure exceeds fifteen thousand (15,000) GFA. Any single artisan use exceeding fifteen thousand (15,000) square feet GFA or a single structure containing more than thirty thousand (30,000) square feet. GFA that contains a Class 2 use shall require issuance of a conditional use permit.

(3) Guidance for conditional use permits (CUPs). The intent of issuing a CUP to an artisan industry is to encourage shared use of spaces and tools by artisans and to allow artisans to expand their businesses beyond what area is permitted if their operation is proven to not be detrimental to surrounding property owners, tenants, or residents. In addition to the six (6) CUP criteria listed in Section 29-6.4(m)(2)(i), the commission will review the following factors as part of an artisan industry's request for a CUP:


(a) Specific artisan uses and activities.

- (b) Number of tenants.
 - (c) Common or shared use of spaces and tools.
 - (d) Operating plans or house rules, if available.
 - (e) Adaptive reuse or repurposing of buildings.
 - (f) For existing businesses requesting to expand current or previous complaints or code violations such as overparking, traffic issues, or noise complaints.
- (4) This use shall be considered a commercial use for the purposes of screening per Table 4.4-4.
 - (5) Loading docks and delivery areas shall conform to the provisions of 29-6(c)(6).
 - (6) No outside storage shall be allowed.

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

PASSED this 6th day of July, 2021.

ATTEST:




 City Clerk



 Mayor and Presiding Officer

APPROVED AS TO FORM:



 City Counselor