

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 374-15

AN ORDINANCE

amending Chapter 29 of the City Code as it relates to off-site parking facilities in C-2 zoning districts and for fraternity and sorority houses; 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. 29-30. Off-street parking and loading regulations.

(a) General Requirements.

...

(b) Parking Requirements. Off-street parking spaces shall be provided for all uses in accordance with the minimum requirement set forth in Table 29-30(b)(1).

Table 29-30(b)(1)

	Required Parking
Residential	
One- and Two-Family and Accessory Dwelling Units	1 space/dwelling unit for accessory dwelling units having up to 2 bedrooms; 2 spaces/dwelling unit for one-family attached and unattached dwellings, and accessory dwelling units having 3 or more bedrooms; 2 spaces/unit for two-family units having up to 2 bedrooms; three spaces/unit in two-family units of 3 or more bedrooms
...	

Residential Uses within C-2 (Central Business District)	0.25 space/bedroom for new residential dwelling units in new buildings.
	Minimum parking supply may be located:
	a. Onsite in a parking structure,
	b. At-grade or below grade surface parking under a building,
	c. Surface parking behind a building,
	d. Surface parking for which a conditional use permit has been approved; or
	e. In a public or private parking structure or lot within 2,640 feet (one-half mile) of the residential entry; provided there is a written agreement to purchase or lease spaces in a public or private parking structure or lot for as long as the building is used as a residential dwelling.
	The parking requirement for standard motor vehicle parking spaces may be reduced by any of the following:
	a. Each motorcycle and motor scooter parking space may be counted as one vehicular parking space, up to ten percent (10%) of the total spaces required;

...

(g) Location of Facilities. Except as otherwise provided in this section, off-street automobile parking facilities required by this section for all non-residential uses ~~except residential~~ may be located either on the premises of the parking generator or within one thousand (1,000) feet therefrom. Off-street parking facilities for residential uses in the C-2 (central business) district and for fraternity and sorority houses may be located on the premises of the parking generator or off-site as provided below. Land used for parking shall be zoned to accommodate the generating use. All off-premises parking facilities available to the public shall install sidewalks along abutting streets and be accessible to abutting street rights-of-way for physically handicapped persons.

- (1) Residential uses in district C-2 (central business). Minimum parking supply for residential uses within the C-2 (central business) district may be provided:
- a. On-site in a parking structure;
 - b. At-grade or below grade surface parking under a building;
 - c. Surface parking behind a building;
 - d. Surface parking for which a conditional use permit has been approved; or

e. In a public or private parking structure or lot within 2,640 feet (one-half mile) of the residential entry; provided, there is a written agreement to purchase or lease spaces in a public or private parking structure or lot for as long as the building is used as a residential dwelling.

(2) Fraternity and sorority parking facilities. Parking facilities for fraternity and sorority houses located south of Turner Avenue, west of Tiger Avenue, north of Kentucky Boulevard, east of Providence Road, and southeast of Fifth Street, commonly known as Greek Town, may be located either on the premises of the fraternity or sorority for which on-site parking is required or within one thousand (1,000) feet therefrom if it is provided off-site. Off-site parking facilities within one thousand (1,000) feet of the generating use shall be subject to the following:

a. The property shall be owned by the fraternity or sorority, in fee title.

b. The property shall be solely used to meet the parking requirements of this section and shall not be used for commercial leasing purposes.

c. The property shall be a "legal lot" as defined in Section 29-2 of this code.

d. The property shall be subject to all adopted stormwater and land disturbance requirements at the time of its conversion to an off-site parking facility.

e. The property shall be subject to all applicable setback standards for the zoning district in which it is located and the proposed parking surface shall not encroach into any required setback.

f. The property shall be subject to all landscaping and screening standards of section 29-25 of this code regardless of exceptions based upon linear frontage along or distance from a street right-of-way.

g. The parking facility must be located within the area commonly known as Greek Town as described above in subsection (g)(2).

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

PASSED this _____ day of _____, 2016.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor