

Introduced by Treece

First Reading 12-20-21

Second Reading 1-3-22

Ordinance No. 024893

Council Bill No. B 416-21

AN ORDINANCE

amending Chapter 29 of the City Code to add "gas station or fueling center" to the permitted use table and revising the associated use-specific standards; 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. 29-3.2. 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														
...														
COMMERCIAL USES														
...														
Vehicles & Equipment														
Car Wash						C	P	P	P	P				
<u>Gas Station or Fueling Center</u>						<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Heavy Vehicle and Equipment Sales, Rental, and Servicing											P			
Light Vehicle Sales or Rental							P	P	P	P				
													Per PD Approval	
														(uu)
														(cc)

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														
...														
COMMERCIAL USES														
...														
Vehicles & Equipment (Continued)														
Light Vehicle Service or Repair						C	P	P	P	P			Per PD Approval	(cc)
Major Vehicle Repair and Service							P		P	P				(cc)
Parking Lot, Commercial							P	P	P	P				
Parking Structure, Commercial							P	P	P	P				
...														

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.

...

(cc) *Primary use of land and buildings: Light vehicle service and repair; major vehicle repair and service.* This use is subject to the following additional standards:

- (1) In the M-N, M-C, M-DT, M-BP, and I-G districts, all service and repair activities must take place in an enclosed structure;
- (2) Vehicle bodywork or painting, or major engine or transmission repairs shall not be permitted within the M-N or M-DT district. Such activities shall be permitted in the M-C, M-BP, and I-G districts provided such activities are conducted within a fully enclosed building;
- (3) Inoperable or damaged vehicles awaiting repair shall be screened from view of all adjacent properties; and

- (4) No salvage activities shall be permitted; and
- (5) ~~Gas station or fuel centers with a convenience store are permitted within the M-DT urban general west frontage type, as shown on the M-DT regulating plan, and shall not be required to comply with the required building line (RBL) standards.~~

...

(rr) *Primary use of land and buildings: ~~pawn shop retail, general~~*. 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.

...

(uu) *Primary use of land and buildings: Gas station or fueling center. Gas station or fueling centers with a convenience store are permitted within the M-DT urban general west frontage type, as shown on the M-DT regulating plan, and shall not be required to comply with the required building line (RBL) standards.*

...

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

PASSED this 3rd day of January, 2022.

ATTEST:

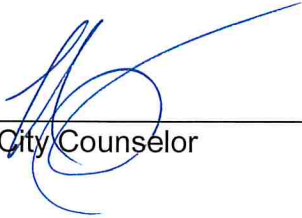


City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor