

Amendment #A3
**Revised definitions of “Office”, “Personal services, general”, and
“Physical fitness center”**

**Revisions to Table 29-3.1 (Permitted Use Table) to reflect impact of
revised Use-Specific Standard (v) for “Personal services, general”**

Revised Use-Specific Standard (v) for “Personal services, general”

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

29-1.11(a) Definitions – General

- (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, counselors 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. ~~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, ~~physical therapy,~~ **Pilates, yoga and any other wellness-promoting** or similar activities designed to improve and preserve physical fitness, but not including any use that meets the definition of a community center, **office**, or another use in this chapter.

...

Text to be added shown in **BOLD** and text to be removed shown in ~~strickethrough~~

ARTICLE 3. PERMITTED USES

Sec. 29-3.1. General

...

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					P/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						C	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				

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	

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

Article 3 – PERMITTED USES

...

Sec. 29-3.3. Use specific standards.

...

(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 2,500 sq. ft. A single structure may contain up to 5,000 sq. ft. of GFA of personal service uses, as long as no single personal service use within the structure exceeds 2,500 GFA. Any single personal service use exceeding 2,500 sq. ft. GFA or a single structure containing more than 5,000 sq. ft. 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 25% of the GFA.

...