



Date: April 3, 2026
To: Planning and Zoning Commission Members
From: Patrick R. Zenner, Development Services Manager
Re: Unified Development Code (UDC) Text Change – Home Occupations

As noted during “Staff Comments” of the March 19, 2026 Planning Commission’s Regular Meeting, the above captioned matter was to be discussed with the Commission during the April 9 work session. The purpose for this discussion is to provide Commissioner’s with an overview of required changes to bring the city’s current “use-specific standards” relating to Home Occupations into compliance with State Statute requirements that became effective in August 2022.

The delay in bringing this matter before the Commission was based on the understanding and belief that the Legislature was going to take additional action on the adopted statutory provisions to address several perceived drafting concerns. To date, no revisions have been brought to the floor of the Legislature to resolve the perceived drafting error. The State statutory provisions governing this topic are found within Chapter 71, Sec. 71.990 and Chapter 89, Sec. 89.500 of the Revised Missouri Statutes (RsMO) are attached for review. Additionally, the “use-specific standards” found within Secs. 29-3.3(kk) and (ll) are attached for comparison.

The City’s Law Department has concluded the city regulatory approach and structure for approving Home Occupations is in conflict with the State statutes and must be amended given no action to address perceived concerns with the State statutes is foreseen in the near term through the Legislature. The changes required are a matter of legal compliance. As such, staff desire simply explain what changes are necessary to ensure alignment between the State statutes and our current code.

Given time is of an essence such that full compliance with the State statutes is achieved, the desired discussion relating to this topic is intended to focus solely on what is within the UDC. While Commissioners may desire to include other matters relating to this topic as a part of the forthcoming discussion, staff requests that such additional potential revisions be withheld. If additional revisions are offer, staff can capture those comments and package them in a future set of UDC text revisions. The ultimate objective of the upcoming discussion is to inform and immediately follow up with a public hearing on the necessary legal compliance amendments as expeditiously as possible – likely at the May 7 Planning Commission Regular meeting.

Should you have questions relating to this matter please do not hesitate to contact me.

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 573.874.7474 Service Counter
573.874.7239 Administrative Offices

 701 E. Broadway, P.O. Box 6015
Columbia, Missouri 65205

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