

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 86-16

AN ORDINANCE

amending Chapter 29 of the City Code relating to self-service storage facilities; 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. 29-16. District C-3, general business district.

(a) Purpose. This district is intended to allow for a broad range of commercial activities that may often be oriented toward automobile access and visibility. The principal land uses are sales and service activities.

(b) Permitted Uses. In district C-3, no building, land or premises shall be used and no building shall be hereafter erected, constructed, reconstructed or altered except for one or more of the following uses (for exceptions, see section 29-28, non-conforming uses, and section 29-31, board of adjustment):

All permitted uses in district C-2 except that dwelling units shall be subject to section 29-8(d).

Bowling alleys.

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Self-service storage facilities, subject to the following conditions:

(1) All storage shall be kept within an enclosed building, except recreation or other oversized vehicles, compressed flammable gas tanks, or gasoline containers in excess of two (2) gallons, which shall be stored only in exterior areas screened from the view from any street frontage.

- (2) Where the site is adjacent to residentially-zoned land, a permanent screen shall be required and shall conform to the provisions of section 29-17(d)(6).
- (3) Storage of feed, fertilizer, grain, soil conditioners, pesticides, chemicals, explosives and other hazardous materials, asphalt, brick, cement, gravel, rock, sand and similar construction materials, inoperable vehicles, or bulk storage of fuels shall be prohibited.
- (4) The use of power tools, paint sprayers, or the servicing, repair or fabrication of furniture, boats, trailers, motor vehicles, lawn mowers, appliances and other similar equipment shall be prohibited.
- (5) The sale of any item from the facility or the conduct of any type of commercial activity at the facility shall be prohibited.
- (6) Building heights shall be limited to fourteen (14) feet, unless the building complies with the following standards, which are intended to ensure that buildings in excess of fourteen (14) feet in height are visually compatible with surrounding developments:
 - a. Property shall not be adjacent to, and no structure shall be within one hundred (100) feet of a lot that is residentially zoned or used.
 - b. The exterior of the building shall be constructed entirely of brick, stone, precast concrete panels that include a masonry façade or other architectural element, split face block or other similar high-quality materials. Prefabricated metal panels and smooth-faced concrete block shall be prohibited.
 - c. All exterior portions or facades, including the roof, shall use colors consisting of a neutral earth tone.
 - d. In addition to the screening and landscaping standards of section 29-25, one (1) street tree shall be placed every forty (40) linear feet of site frontage along any property line that abuts a right-of-way in order to screen the mass of the building.
 - e. Building height shall not exceed forty-five (45) feet or contain more than four (4) stories.
- (7) Loading docks shall be prohibited.

Tree trimming and removal services.

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(c) Conditional uses. The following uses shall be permitted in district C-3 only after the issuance of a conditional use permit pursuant to the provisions of section 29-23:

Drive-in theaters.

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Research and development laboratories, provided there is minimal/insignificant use of hazardous materials based on a risk assessment.

Self-service storage facilities, subject to the same conditions as the permitted use in section 29-16(b), except that building height may exceed fourteen (14) feet. When considering a conditional use, in addition to meeting the conditional use standards required by this ordinance, the board of adjustment shall also consider the context of the surrounding land uses and building forms, and impose any conditions and restrictions needed to assure that proposed self-service storage facilities are compatible with the surrounding area. The standards included in the permitted use in section 29-16(b) to allow buildings taller than fourteen (14) feet shall be considered as standards for a conditional use as well; however, such standards may be waived if the applicant shows that the standards are not required to ensure the visual compatibility of the proposed building with surrounding properties. Additional conditions may include, but are not limited to, limits on signage, additional setbacks, additional screening or fencing, orientation of buildings and a maximum height.

Testing laboratories.

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Sec. 29-20. District M-1, General industrial district.

(a) Purpose. This district is intended to allow a wide range of industrial and associated uses.

(b) Permitted Uses. In district M-1, no building, land or premises shall be used and no building shall hereafter be erected, constructed or altered except for one or more of the following uses, provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise:

All permitted uses in districts M-R, M-C and C-3 (except those uses permitted in district R-3).

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Sales rooms, yards and service for machinery and equipment.

Self-service storage facilities, subject to the following conditions:

- (1) All storage shall be kept within an enclosed building, except recreation or other oversized vehicles, compressed flammable gas tanks, or gasoline containers in excess of two (2) gallons, shall be stored only in exterior areas screened from the view from any street frontage.
- (2) Where the site is adjacent to residentially-zoned land, a permanent screen shall be required and shall conform to the provisions of section 29-17(d)(6).
- (3) Where the site is adjacent to residentially-zoned land, twenty-five (25) feet of required yard shall be provided, and if the building exceeds forty-five (45) feet in height, one additional foot of setback shall be provided for each foot of height in excess of forty-five (45) feet.
- (4) The storage of feed, fertilizer, grain, soil conditioners, pesticides, chemicals, explosives and other hazardous materials, asphalt, brick, cement, gravel, rock, sand and similar construction materials, inoperable vehicles, or bulk storage of fuels shall be prohibited.
- (5) The use of power tools, paint sprayers, or the servicing, repair or fabrication of furniture, boats, trailers, motor vehicles, lawn mowers, appliances and other similar equipment shall be prohibited.
- (6) The sale of any item from the facility or the conduct of any type of commercial activity at the facility shall be prohibited.
- (7) Loading docks shall be prohibited.

Warehousing and distribution.

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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