

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

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)

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	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 _____ day of _____, 2022.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor