

Sec. 29-1.11. Definitions and rules of construction.

- (a) *Definitions—General.* For the purpose of this chapter 29, the following words and terms are defined to mean the following:

Access. The place, means or way by which pedestrians, bicyclists and/or vehicles have ingress and egress to a property or use. A private access is an access not in public ownership or control by means of deed, dedication or public easement.

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Driveway. An area established or used for ingress and egress of vehicles from a street or thoroughfare to any point on private property.

Dwelling, cottage. A detached, single-family dwelling unit containing no greater than 1,200 square feet.

Dwelling, live-work. A building or space within a building used jointly for residential and non-residential purposes, where non-residential purposes exceed those permitted by a home occupation.

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Sec. 29-2.1. Establishment and conversion of districts.

- (a) The Base and Overlay zoning districts listed in the New Zoning District column of Table 29-2.1 are hereby established and the zoning district classifications in effect before the effective date of this chapter shall be converted to the Base and Overlay zoning districts as set forth in Table 29-2.1. The Base and Overlay districts shall be grouped into three types - Residential, Mixed Use, and Special Purpose districts and shall have the boundaries shown on the Official Zoning Map.

Table 29-2.1: Columbia, Missouri, Zoning Districts	
Previous Zoning Districts	New Zoning districts
Base Zoning Districts	Base Zoning Districts
Residential	Residential
R-1 One-Family Dwelling	R-1 One-Family Dwelling
R-2 Two-Family Dwelling	R-2 Two-Family Dwelling
	<u>R-C Residential Cottage Dwelling</u>
R-3 Medium Density Multiple-Family Dwelling	R-MF Multiple-Family Dwelling
R-4 High Density Multiple-Family Dwelling	R-MF Multiple-Family Dwelling
R-MH Residential Manufactured Home	R-MH Residential Manufactured Home
PUD Planned Unit Development*	PD-*
Office	Mixed Use
O-1 Office	M-OF Mixed Use - Office
O-2 Special Office	M-OF Mixed Use - Office
O-P Planned Office*	PD-*
Commercial	
C-1 Intermediate Business District	M-N Mixed Use - Neighborhood (See Section 29-2.1(b)) M-C Mixed Use - Corridor (See Section 29-2.1(b))
C-3 General Business District	M-C Mixed Use - Corridor
C-2 Central Business District	M-DT Mixed Use - Downtown (inside Regulating Plan boundary)
C-P Planned Business District*	PD-*

Industrial	
M-R Research, Development and Office Park	M-BP Business/Industrial Park
	Special Purpose
M-C Controlled Industrial District	IG Industrial
M-1 General Industrial District	IG Industrial
M-U Underground Space	IG Industrial
M-P Planned General Industrial District*	PD-*
Agricultural	
A-1 Agricultural	A Agricultural
n/a	O Open Space
n/a	PD Planned Development
Overlay Districts	Overlay Districts
UC Urban Conservation	UC-O Urban Conservation Overlay
S-R Scenic Roadway Area	SR-O Scenic Roadway Area
HP Historic Preservation	HP-O Historic Preservation
F-1 Floodplain	FP-O Floodplain
* Planned districts (PUD, O-P, C-P, and M-P) convert to a planned district (PD) counterpart. For example, PUD and C-P will convert to district PD-[insert approved Ordinance number].	

Sec. 29-2.2. Base zoning districts.

(a) Residential zone districts.

(1) R-1: One-family dwelling district.

- (i) *Purpose.* This district is intended to promote and preserve safe and attractive urban one-family residential neighborhoods. The principal land use is a one-family dwelling unit per lot. Some public recreational uses, religious facilities, educational facilities, and uses incidental or accessory to dwellings are included, as shown in Table 29-3.1 (Permitted Use Table).

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(2) R-2 Two-family dwelling district.

- (i) *Purpose.* This district is intended to provide for a blend of one-and two-family residential developments that will promote strong neighborhoods. The district is intended to accommodate both standard residential development and small pockets of affordable small lot infill "cottage" residential development. ~~The "cottage" standards require approval by the board of adjustment pursuant to section 29-6.4(j).~~ The principal land use is one-family or duplex residential dwellings, as shown in Table 29-3.1 (Permitted Use Table). One principal structure is allowed per lot; two or more single-family detached dwellings are not permitted on a single lot.

Table 29-2-3 R-2 District Dimensional Standard Summary		
	Current	Cottage
Lot Standards		
Minimum lot area - one-family	5,000 sq. ft.	3,000 sq. ft.
Minimum lot area - one-family attached	3,500 sq. ft.	N/A
Minimum lot area - two-family	7,000 sq. ft.	N/A
Minimum lot area - cottage	3,000 sq.ft	
Minimum lot area if no public or community sewer available	15,000 sq. ft	

Minimum lot width at building line - <u>detached one-family or two-family</u>	60 ft.	30 ft.
Minimum lot width at building line -single-family attached	30 ft.	N/A
Minimum/Maximum lot width at building line - cottage	30 ft./59 ft.	
Maximum lot coverage cottage (all lot features)	50%	
Maximum size of contiguous area that may be replatted to permit "cottage" lots without such lots being within a "cottage" subdivision	N/A	1 ac.
Building Standards (detached one-family, attached one-family, two-family)		
Minimum depth front yard	25 ft.	10 ft.
Minimum depth from front lot line to garage (if applicable)	25 ft.	20 ft.
Minimum width of side yard	6 ft.	6 ft.
Minimum depth of rear yard	Lesser of 25% lot depth or 25 ft.	10 ft.
Maximum height of primary residential building	35 ft.	35 ft.
Maximum height of primary residential building if 2 side setbacks of at least 15 ft. each	45 ft.	35 ft.
Maximum height of nonresidential building	75 ft.	N/A
Building Standards (cottage)		
Minimum depth front yard	20 ft.	
Minimum depth front yard (alley access only)	10 ft.	
Minimum width of side yard (no shared driveway access)	5 ft.	
Minimum width of side yard (shared drive access)	10 ft.	
Minimum depth of rear yard	10 ft.	
Maximum height of primary residential building	35 ft.	
Maximum height of nonresidential building	N/A	
This Table is a summary of selected standards; refer to Chapter 29-4.1 Dimension Standards, for additional regulations.		

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- (iii) *Other standards.* All development shall comply with all other applicable regulations in this chapter, including without limitation the permitted use regulations in article 3 and the form and development regulations in article 4.

(3) R-C: Residential cottage dwelling district.

- (i) **Purpose.** This district is intended to provide opportunities to develop small lot and small footprint single-family detached residential structures and neighborhoods within the city's existing urban and suburban areas. This district provides a means of creating lots or subdivisions that are generally more affordable, have greater housing diversity, and allow for socio-economic integration of residents within the City's existing residentially developed areas. The principal land use within the district is a small footprint (less than 1200 sq. ft.) detached one-family dwelling unit on individual lots as well as uses incidental or accessory to such a dwelling, as shown in Table 29-3.1 (Permitted Use Table).

Table 29-2-3.1 R-C District Dimensional Standard Summary	
Lot Standards	
Minimum lot area (Minimum/Maximum)	3,000 sq. ft./4,999 sq. ft.
Lot width at building line (Minimum/Maximum)	30 ft./59 ft.
Maximum lot coverage (all lot features)	50%
Building Standards	
Minimum depth front yard	25 ft.
Minimum depth front yard (alley access only)	10 ft.
Minimum width of side yard (no shared driveway access)	5 ft.
Minimum width of side yard (shared driveway access)	10 ft.
Minimum depth of rear yard (not adjoining an alley)	10 ft.
Minimum depth of rear yard (adjoining alley with on-site parking)	20 ft.
Maximum height of primary residential building	35 ft.
This Table is a summary of selected standards; refer to Chapter 29-4.1 Dimension Standards, for additional regulations.	

- (ii) Illustration. The following diagram is a graphical depiction of the R-2 district to be used for illustration purposes only.

Add Graphic

- (iii) Other standards. All development shall comply with all other applicable regulations in this chapter, including without limitation the permitted use regulations in article 3 and the form and development regulations in article 4.

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- (3) *R-MF multiple-family dwelling district.*

- (i) *Purpose.* This district is intended to provide for a mix of one-family, two-family, and medium density multi-family residential development. It may include a range of residential uses from one-family to medium and high density multi-family apartments and condominiums and fraternity and sorority houses. The scale of development is regulated to ensure that new development is not out-of-scale with the character and density of currently existing adjacent uses or zoning. The principal uses are residential, as shown in Table 29-3.1 (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-C	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					P			(a)
Dwelling, One-family Attached		P		P		P	P								(b)
Dwelling, Cottage		P	P	P											vv
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						
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					
Family Day Care Center	A	A/C	A	P	A	P	P	P	P	P		A			(j)
Community Service															
Assembly or Lodge Hall							C	P	P		P				
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			

Per PD Approval

Per PD Approval

Police or Fire Station	P	P		P	P	P	P	P	P	P	C	P		Per PD Approval	
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	C	P	P	P	P	P	P	P		
Public Utility Services, Minor	C	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														Per PD Approval	
Agriculture												P			
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				
Restaurant							P	P	P	P	P				(r)
Guest Accommodations															
Bed and Breakfast		C		C		C	P	P	P						(s)
Hotel								P	P	P	P				
Travel Trailer Park								C				C			
Office															
Bank and Financial Institution						P	P	P	P	P	P				
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 Approval	(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				(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				(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				
Gas Station or Fueling Center							C	P	P	P	P				(uu)
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	C/P	C/P	C/P	P			Per PD Approval	(tt)	
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				
Transportation																
Airport												C				
Bus Barn or Lot								P			P					
Bus Station								P	P		P					
Rail or Truck Freight Terminal										C	P					
Waste & Salvage																
Sanitary Landfill												C				
Vehicle Wrecking or Junkyard											C				(ff)	
ACCESSORY USES																
Office																
Accessory/Commercial Kitchen	A	A		A	A									Per PD Approval	(ss)	
Accessory Dwelling Units	C	A	C	A											(gg)	
Backyard or Rooftop Garden	A	A	A	A	A	A	A	A	A	A		A			(hh)	
Communication Antenna or Tower as an Accessory Use	See section 29-3.3(n)														(n)	
Customary Accessory Uses and Related Structures	A	A	A	A	A	A	A	A	A	A	A	A	A		(ii)	
Drive-Up Facility						CA	CA	A	CA	A	A				(jj)	
Home Occupation	A	A	A	A	A	A	A	A	A	A		A			(kk)	
Home Occupation with Non-Resident Employees	CA	CA		CA	CA										(ll)	
Outdoor Storage in Residential Districts	A	A	A	A	A										(mm)	
Wind Energy Conversion System (WECS) as a Principal Use	See section 29-3.3(o)														(o)	
TEMPORARY USES																
Temporary Construction Office or Yard	T	T	I	T	T	T	T	T	T	T	T	T	T	Per PD Approval		
Temporary Parking Lot						T	T	T	T	T	T	T	T			
Temporary Real Estate Sales/Leasing Office	T	T	I	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			

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.

In the event of a conflict between these use-specific standards and the requirements of chapter 29-4, the use-specific standards set forth in this section shall apply, except in the M-DT district, where the standards of the M-DT district will apply.

Where these use-specific standards require spacing between uses, no existing use that complied with applicable spacing requirements when the primary use was established on the property shall be made nonconforming because of the later location of any facility closer than the required spacing or because of an amendment to this chapter changing any applicable spacing distance.

(a) *Primary use of land and buildings: Dwelling, one-family detached.*

~~(1) Single family dwellings developed in accordance with the "Cottage" standards shall be permitted only in the R-2 district in accordance with the procedural requirements of section 29-5.4(j).~~

~~(i) An accessory dwelling unit (ADU) shall not be permitted on any lot in the R-2 district developed in accordance with the "Cottage" standards.~~

(21) A manufactured home or modular home may be placed on a lot in the R-1, R-2, R-C, R-MF, or A districts if the structure meets the following standards:

(i) The longest exterior dimension of the body shall be not more than two and one-half (2½) times the shortest exterior dimension;

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(vv) Primary use of land and buildings: Dwelling, cottage.

- (1) When developed in the R-2 and R-MF districts such use may exceed 1,200 square feet in size when the lot upon which the dwelling unit is located contains greater than 5000 square feet of total lot area and all constructed structures on the lot do not exceed 50% lot coverage.
- (2) When developed in the R-2 and R-MF districts, notwithstanding the permissible reduction in the required front yard setback for dwellings accessible from an alley, construction of such dwelling shall conform to the "median setback" measurement standards of this Code.
- (3) Reduction of the required front yard setback to a minimum of 10-feet shall only be permitted when a lot has access to an improved and compliant public alley as defined within this Code.
- (4) When developed on a lot with vehicular access being provided from a compliant "alley" and a front yard setback is reduced to less than 20-feet, there shall be no paving forward of the dwelling for vehicular use. All required parking shall be provided on-site and be accessible from the alley. On-street parking may be used to meet 50% of this requirement provided such parking is permitted by this Code.
- (5) ADDITIONAL "USE SPECIFIC STANDARDS" AS BELIEVED NECESSARY

Sec. 29-4.1. Dimensional summary table.

(a) *General dimensional standards.* The following Tables 4.1-1 to 4.1-3 state the dimensional standards for residential, mixed use, and special purpose districts contained in chapter 29-2 (zoning districts). In case of a conflict between the dimensions shown in this section 29-4.1 and the dimensions shown for individual districts in chapter 29, article 2, the provisions of this section 29-4.1 shall apply. In each table, a blank cell indicates that there is no standard for that dimension or measurement. (See section chapter 12A of the City Code for additional required building setbacks from stream corridors. See section 29-4.1(b)(2) (solar orientation density bonus) and section 29-4.1(b)(3) (rural cluster density bonus), for additional information related to dimensional standard reductions and bonuses).

Table 4.1-1: Dimensional Standards for Residential Districts						
Standard	District					
	R-1	R-2 [1]		R-C	R-MF [2]	R-MH
		Current	Cottage			
	Lots					
	Minimum/Maximum Lot Area (sq. ft.)					
One-Family Dwelling	7,000	5,000	3,000		5,000	3,750
One-Family Attached Dwelling		3,500			3,500	
Two-Family Dwelling		7,000			7,000	
Cottage Dwelling		3,000		3,000/4,999	3,000	
Multiple Family Dwelling					2,500 per du	
Sorority or Fraternity					7,500	
CRCC					No min., but max. density 17du/ac	
Maximum Lot Coverage (cottage)		50%		50%	50%	
Lot area if no public or community sewer [5]	15,000	15,000				
Minimum Lot Width (ft.) (detached)	60	60	30		60	45
Minimum Lot Width (ft.) (cottage)		30		30	30	
Maximum Lot Width (ft) (cottage)				59	59	
Minimum Lot Width (ft.) (attached) - per lot		30			30	
Maximum size of contiguous area that may be replatted without being within a "cottage" subdivision			1			
	Minimum Setbacks (ft.)					
	Front Yard					
Front Yard Depth	25	25	10	25	25	20
Front Yard (cottage) alley access only [1]		10		10	10	
Front lot line to garage depth (if applicable)	25	25	20			
	Side Yard					
Side Yard	6	6	6		10	10
Side Yard (cottage)		5		5	5	

Side Yard - Corner Lot Street Side	25	25	10	15	15	
Distance between mobile dwelling units						20
Rear Yard						
Rear Yard Single-family (detached), Single-family (attached), Two-family, Multi-family	Lesser of 30% lot depth or 25	Lesser of 25% lot depth or 25	10		25	10
Cottage Dwelling		10		10	10	
Maximum Height (ft.)						
Primary Residential Building See also section 29-4.7 Neighborhood Protection Standards	35[3]	35[3]	35	35	35[3]	35
Primary Non-residential Building [4] See also section 29-4.7 Neighborhood Protection Standards	75	75			75	
<p>[1] All R-2 lands are subject to Current Standards until they request application of the Cottage Standards, and that request is approved under section 29-6.4(j). <u>When developed in R-2 or R-MF setback shall be determined by calculating "median" as required by this Code.</u></p> <p>[2] Multifamily structures constructed before January 1, 2014, with building height up to 45 ft. and lot area of at least 1,500 sq. ft. per dwelling unit are conforming structures.</p> <p>[3] Or 45 ft. if two side yards at least 15 ft. in width are provided.</p> <p>[4] Provided that each building setback is increased one foot above the District residential building minimum for each one foot of additional building height above the residential building maximum.</p> <p><u>[5] The minimum lot area for on-site septic is subject to health department approval based, in part, on distances between the lot and existing public sewer mains. This lot area could be greater, conditional, or denied on a case-by-case basis.</u></p>						