

## Amendment #A1

### Revision of Section 29-1.11; Sec. 29-3.2. Permitted use table; and Sec. 29-3.3. Use specific standards regarding the use “Gas Station or Fueling Center”

Text to be added shown in **BLUE, UNDERLINED, AND HIGHLIGHTED** and text to be removed shown in ~~blue, strikethrough and highlighted~~

#### **ARTICLE 1. GENERAL PROVISIONS**

##### **Sec. 29-1.1 Title.**

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##### **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:

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*Garage sale.* The sale or offering for sale to the general public of over five (5) items of personal property on any portion of a lot in a residential zoning district, whether within or outside any building. Sales of programs and food and beverage items at school athletic events shall not be deemed to constitute garage sales.

***Gas station or fueling center.*** The sale of vehicle fuel from a facility or lot having pumps and underground storage tanks. Such facility may also include a convenience store which sells convenience-related items to the general public. A convenience store located on the same site is regulated as a separate retail principal use.

*Glare.* Light that causes discomfort, distraction, or temporary impairment of sight because it is not adequately diffused, shielded, or directed away from the viewer.

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(e) *Mixed-use downtown (M-DT).* For the purpose of chapter 29, article 4, subsections 29-4.2(a) to (f) the following words and terms as used are defined to mean the following:

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*Garden wall.* A masonry wall defining a property line or delineating a private area. (For placement, height and gate specifications, see the building form standards.) A garden wall may serve as a front yard fence.

***Gas station/fueling center.*** The sale of vehicle fuel from a facility or lot having pumps and underground storage tanks. Such facility may also include a convenience store which sells convenience-related items to the general public.

*Ground story.* The first habitable level of a building at or above grade. The next story above the ground story is the second floor or story.

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# ARTICLE 3. PERMITTED USES

## Sec. 29-3.1. General

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## 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														
<b>RESIDENTIAL USES</b>														
<b>Household Living</b>														
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								(c)
Dwelling, Live-work			C		P	P	P	P						(d)
Dwelling, Multi-family			P		P	P	P	P						(e)
Manufactured Home Park				P										
Second Primary Dwelling Unit											C			
<b>Group Living</b>														
Boarding House			P		P	P	P	P					Per PD Approval	(f)
Continuing Care Retirement Community			P		P	P	P	P						(g)
Dormitory/Fraternity/Sorority			P		P	P	P	P						(g)
Group Home, Large			P		P	P	P	P						(h)
Group Home, Small	P	P	P	P	P	P	P	P			P			(i)
Halfway House			C		C	C	C	C						
Residential Care Facility			C		P	P	P	P						
Temporary Shelter			C		C	C	C	C						
<b>PUBLIC and INSTITUTIONAL USES</b>														
<b>Adult and Child Care</b>														
Adult Day Care Center		P	P		P	P	P	P	P				Per PD	
Family Day Care Center	A	A/C	P	A	P	P	P	P	P		A			(j)
<b>Community Service</b>														
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)
<b>Utilities and Communications</b>														
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)	
<b>COMMERCIAL USES</b>														
<b>Agriculture &amp; Animal-Related</b>														
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)	
<b>Food &amp; Beverage Service</b>														
Bar or Nightclub						C	P	P		C			Per PD Approval	
Restaurant						P	P	P	P	P				(r)
<b>Guest Accommodations</b>														
Bed and Breakfast		C	C		C	P	P	P					Per PD Approval	(s)
Hotel							P	P	P	P				
Travel Trailer Park							C				C			
<b>Office</b>														
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				
<b>Personal Services</b>													
Personal Services, General				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)
<b>Recreation &amp; Entertainment</b>													
Indoor Recreation or Entertainment					P	P	P	P	P			Per PD Approval	
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				
<b>Retail</b>													
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)
<b>Vehicles &amp; Equipment</b>													
Car Wash					C	P	P	P	P			Per PD Approval	
Gas Station or Fuel Center					C	P	P	P	P				(ss)
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				
<b>INDUSTRIAL USES</b>													
<b>Commercial Services</b>													
Heavy Commercial Services						P	P		P			Per PD Approval	
Mechanical and Construction Contractors						C			P				
Storage and Wholesale Distribution								P	P				(dd)
<b>Manufacturing, Production and Extraction</b>													
Artisan Industry					P	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			
<b>Transportation</b>															
Airport												C		Per PD Approval	
Bus Barn or Lot							P				P				
Bus Station							P	P			P				
Rail or Truck Freight Terminal									C		P				
<b>Waste &amp; Salvage</b>															
Sanitary Landfill												C		Per PD Approval	
Vehicle Wrecking or Junkyard											C				(ff)
<b>ACCESSORY USES</b>															
Accessory Dwelling Units	C	A	A											Per PD Approval	(gg)
Backyard or Rooftop Garden	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	Per PD Approval	(ii)
Drive-Up Facility					CA	CA	A	CA	A	A					(jj)
Home Occupation	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											(mm)
Wind Energy Conversion System (WECS) as a Principal Use	See section 29-3.3(o)														(o)
<b>TEMPORARY USES</b>															
Temporary Construction Office or Yard	T	T	T	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	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			

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**Sec. 29-3.3. Use specific standards.**

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

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(bb) *Primary use of land and buildings: Light vehicle sales or rental. When such uses are in the M-DT district, all displays, sales and rental activities shall not occur in an area intended to be occupied by a building and shall not be located forward of the required building line (RBL).*

(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;
- (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.~~

(dd) *Primary use of land and buildings: Storage and wholesale distribution.* Storage of feed, fertilizer, grain, soil conditioners, hazardous materials, asphalt, brick, cement, gravel, rock, sand, and similar construction materials, or fuels is only permitted in the IG district.

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(qq) *Primary use of land and buildings: Medical marijuana facilities.* Pursuant to Article XVI of the Missouri Constitution the following four (4) types of medical marijuana facilities have been authorized: cultivation, dispensary, infused product manufacturing, and testing. These facility types are defined within section 29-1.11 of this chapter and shall be subject to the following additional standards:

(rr) *Primary use of land and buildings:* retail, general. Pawn shop. This use is subject to the following additional standards:

~~(ss) *Primary use of land and buildings: Gas station or fuel center.* 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.~~