

Introduced by Treece

First Reading 2-15-21

Second Reading 3-1-21

Ordinance No. 024559

Council Bill No. B 66-21

**AN ORDINANCE**

amending Chapter 29 of the City Code as it relates to parking and loading exceptions for small lots; 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. 29-4.3. Parking and loading.

(a) *Applicability.*

(1) *General requirements.*

(2) *Exceptions.*

(i) *M-DT district (section 29-4.2).*

(A) Development and redevelopment in the M-DT district is exempt from the minimum parking requirements in Table 4.3-1.

(B) Residential development and redevelopment in the M-DT district shall provide one-quarter (0.25) of one parking space per bedroom. For any newly constructed building containing twenty (20) or more bedrooms, the parking requirement shall increase to one-half (0.50) of one parking space per bedroom. This requirement may be satisfied on the site or within one-quarter (0.25) mile (one thousand three hundred twenty (1,320) feet) of the site. Measurement of the walking distance shall be from entrance to entrance.

(C) If on-site parking is provided, it shall meet all other requirements of this section 29-4.3 and may not be located forward to the parking setback line pursuant to the building form standards in section 29-4.2 (M-DT district).

(D) On-street parking shall meet the on-street parking requirements in section 29-4.2(f)(2)(iv).

(E) Notwithstanding anything contained herein to the contrary, any new residential development in the M-DT district which contains twenty (20) or fewer bedrooms shall be exempt from all parking requirements contained in this section.

(ii) *Small lots.*

~~(A) No off-street parking shall be required for any non-residential primary use on a lot smaller than ten thousand (10,000) square feet in any mixed use district that is smaller than ten thousand (10,000) square feet of gross floor area, provided no portion of the front lot line of the property is located within one hundred (100) feet of a residential district.~~

~~(B) No off-street parking shall be required for any building in any mixed use district that contains a non-residential primary use that is less than ten thousand (10,000) square feet of gross floor area, provided no portion of the front lot line of the property containing that building is located within one hundred (100) feet of a residential district.~~

(iii) *Planned development.* The off-street parking requirements of this section shall serve as the standard from which to request different parking requirements for a proposed use in a PD (planned development) district. Following approval of a PD district that is subject to an approved site plan with parking requirements that differ from those in this section 29-4.3, the requirements of this section shall not apply to property located in that district. If an approved planned zoning district site plan is silent on any aspect of parking addressed by this section, the provisions of this section shall apply to that aspect of parking.

(iv) *Historic properties.*

(A) No new on-site parking shall be required for the redevelopment of historic structures.


(B) If an existing historic structure has on-site parking, such parking must be retained and conform to the city's current parking

improvement standards (e.g., be paved), unless the director determines that compliance is impracticable or would compromise the historic character of the property or area.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

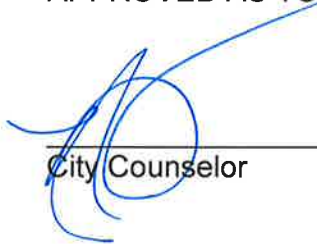
PASSED this 1st day of March, 2021.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
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Mayor and Presiding Officer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Counselor