



Date: June 16, 2023
To: Planning and Zoning Commission Members
From: Patrick R. Zenner, Development Services Manager
Re: UDC Text Change – Cottage-style Development


Attached please find the working documents relating to the above related matter and the proposed new RC District. The attached documents were reviewed at the April 20, 2023 work session and represent the initial “bones” of the new zoning district. The attached ordinance illustrates the proposed amendments generally to the Articles 1, 2, 3, and 4 of the UDC that will be required to incorporate the new zoning district designation into the UDC. Additional amendments to Article 5 (Subdivisions) of the UDC will need to be made as part of the proposed regulatory initiative; however, have not yet been prepared at this time. The anticipated additional amendments will be incorporated once a full discussion of the changes to Articles 1-4 has occurred.

Given prior discussion on this topic and a general consensus that the dimensional standards for the new district and modifications to the R-2 and R-MF districts are satisfactory, the focus of the upcoming work session is to discuss revisions to the “Permitted Use Table” and the creation of new “Use-specific Standards”. As such, staff asks that Commissioners review what **additional** uses within the R-C district would be appropriate given its similarity to traditional residential districts, albeit on smaller lots, as well as the prepared “use-specific standards” that are intended to provide guidance on the type of development expected if a parcel is zoned to the R-C district.

As part of the Commission’s prior discussion, it has been noted that additional use-specific standards may be necessary to address minimum open space requirement in “greenfield” development situations as well as the possibility for some type of architectural/form-based controls when cottage is proposed as an infill option. To provide guidance on what types of architectural/form-based controls may be considered please find attached the provisions from the “Detached Frontage” that was part of the original draft of the UDC.

Staff looks forward to our upcoming discussion. Should you have questions please let me know.

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