

MEMO

DATE: January 13, 2021

TO: Planning and Zoning Commission Members

FROM: Rachel Smith, AICP, Senior Planner

Re: Unified Development Code Text Amendment Project – Zoning

Background: *The Unified Development Code (UDC) was adopted on March 20, 2017 and integrated formally separate municipal code chapters addressing subdivision and zoning regulations. The UDC is located in Chapter 29 of the Municipal Code.*

This project is envisioned to include several phases of proposed amendments. The Commission has already engaged in discussion on amendments relating to subdivision matters and is preparing to consider Phase One Amendments on those items at a public hearing on January 21, 2021. The proposed zoning amendments to be discussed this evening are envisioned to be processed in a manner similar to that followed when the Commission considered revisions to the UDC's subdivision standards.

Overview:

This work session will re-engage the Commission in discussion of zoning-related UDC code amendments. Staff anticipates using the same general format (round-robin discussion, votes on each amendment, revised/follow-up text in blue, etc.) implemented during the discussion of subdivision standard revisions that are presently underway. Existing regulatory provisions will be annotated with new/proposed text being shown in **bold** and deleted text being shown as strikethrough.

The following sections of the UDC will be used to help guide the discussion on this first phase of the proposed zoning amendments:

- Table 29-3.2, "Permitted Use Table"
- Section 29-3.3, "Use-Specific Standards" that apply to the uses shown in Table 29-3.2
- Section 29-1.1, "Definitions"

Building & Site • CATSO • Housing Programs • Neighborhood Services • Planning • Volunteer Programs

UDC Code Amendment Topics:

Work Session 1/21/21:

A: Definitions: Revise the Retail, General definition to distinguish between large and small retail establishments

B: Use Specific Standards: Revise the Retail Use Specific Standard to distinguish between large and small establishments

Purpose of Revisions: The UDC differentiates parking requirements for Retail large and small, but nowhere else in the code was this addressed. The revisions are intended to correlate large and small retail establishments with the parking standards of Section 29-4.3 of the UDC — this need has been identified regularly during site plan review since UDC adoption.

C: Review the Permitted Use Table and the applicability of uses by zone (permitted, conditional, accessory, subject to use-specific standards, etc.)

Purpose of Revision: In September of 2017, the Commission spent time reviewing the permitted and conditional use classifications in the permitted use table by zone. This work was in response to concerns expressed during the adoption process of the UDC that additional review and “conversion” of some conditional uses to permitted uses may be appropriate once use-specific standards were developed for the use. “Living” with the code has also yielded greater understanding of opportunities and issues as real-life proposals have come through the process under the UDC.

The attached existing Permitted Use Table (Table 29-3.2) reflects previous Commission discussion on desired changes. This table will allow for a discussion which brings newer staff and commissioners up-to-date on the previous discussion. The draft table shows where a use is desired to be converted from/to permitted or conditional, and where use-specific standards need to be developed or revised. Future work session discussions will be used to develop the recommended new use-specific standards.

Work Session 2/4/21:

D: Review new Use-Specific Standards for Artisan Industry. This is also anticipated to include revisions to the definition.

Building & Site • CATSO • Housing Programs • Neighborhood Services • Planning • Volunteer Programs



573.874.7474 Service Counter
573.874.7239 Administrative Offices



701 E. Broadway, P.O. Box 6015
Columbia, Missouri 65205



CoMo.gov
CoMo.gov/community-development

Our vision: Columbia is the best place for everyone to live, work, learn and play.

Purpose of Revision: This amendment will provide use-specific standards related to the intensity of uses permitted in different zones for this use. The intent of the Artisan Industry use is to allow less intensive cottage-type production uses; as this use is permitted in the M-N zone, standards are desired that permit an operational scale and intensity that fits the neighborhood-commercial level as this use may include manufacturing, storage/warehousing, production and shipping.¹ This amendment will be informed by information provided by the Business Loop CID, which is promoting “maker” businesses.

E: Review new Use-Specific Standards for the use of Commercial Kitchens in residential zones (will include review other zones but this is generally where commercial kitchens are located as an accessory use in churches, daycares and schools and where they are not permitted as principle use). This is also anticipated to include revisions to the Permitted Use Table and may also include definition revisions.

Purpose of Revision: This amendment has been requested by a few churches desiring to co-share their commercial kitchens with food trucks, caterers, etc. Places of worship, schools and daycares² are a permitted use in all residential zones, as well as the mixed-use zones. Presently, commercial kitchens are generally considered a customary accessory use to a principal permitted use, and are used for in-house functions or related mission work such as feeding the homeless. Staff has related challenges with home occupation and food truck business license review that may be addressed by this revision. To be coordinated with any building codes which may apply.

F: Review the definition of Personal Services and Use-Specific Standard revisions for Personal Services (if time allows).

Purpose of Revision: Personal services are a conditional use in the M-OF zone and a permitted use in the M-N, M-DT and M-C zones. This amendment is desired by staff to address challenges with business license review in terms of defining an activity as a use in the UDC. Specifically, there are some categories of activities which have aspects of medical office versus a personal service or a gym. Aestheticians, therapeutic massage, and Pilates business license applications are some that have recently come up.

The proposed text amendments to review on January 21, 2021 are listed within the attachments to this memo.

Attachments:



- UDC Text Amendments (definition and Use-Specific standard) for Retail, General (listed in this memo as items A and B)
- UDC Permitted Use Table 29-3.2 with proposed amendments reflective of 09/2017 discussion (listed in this memo as item C)

Footnotes:

¹ In addition to the M-N zone, Artisan Industry is a permitted use in the M-C, M-DT, M-OF and M-GR zones.

² Daycares are subject to use-specific standards; non-in-home daycares are permitted in the R-MF (multiple-family district) zone and the mixed-use zones. In-home daycares in the R-1 and R-2 zone are not anticipated to be permitted to have commercial kitchens nor be included in this amendment given the existing restrictions.

Building & Site • CATSO • Housing Programs • Neighborhood Services • Planning • Volunteer Programs

 573.874.7474 <i>Service Counter</i> 573.874.7239 <i>Administrative Offices</i>	 701 E. Broadway, P.O. Box 6015 Columbia, Missouri 65205	 CoMo.gov CoMo.gov/community-development
---	--	--

Our vision: Columbia is the best place for everyone to live, work, learn and play.