

Amendment #A1

Revision of the term “Arterial” to “Arterial Street”

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ARTICLE 1. GENERAL PROVISIONS

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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Amusement game machine. A mechanical or electronic machine or device that may be operated by the public to play a game installed in or on the machine or for entertainment or amusement. This use includes but is not limited to pinball machines, video games, motion simulator games, imitation sports activities, and virtual reality games.

~~*Arterial.* A street that provides primarily for through traffic movement between areas and across the City, and has a secondary function of direct access to abutting property, subject to necessary control of entrances, exits and curbside use.~~

Artisan industry. Small-scale fabrication, preparation, or production of arts, crafts, foods, and beverages by an artist, artisan, craftsperson, or cook, on the premises, by hand or with minimal automation. Examples include but are not limited to small-scale welding and sculpting or arts and crafts, firing of pottery or sculpture in kilns, and local, small-batch bakeries, candy shops, cheese shops, craft breweries, and micro-distilleries. Accessory uses include retail teaching of these skills to others in the course of fabrication, preparation, or production, and outdoor seating areas.

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Street. A dedicated and accepted thoroughfare for public use which affords principal means of access, directly or indirectly, to abutting properties.

***Street, arterial.* A street that provides primarily for through traffic movement between areas and across the City, and has a secondary function of direct access to abutting property, subject to necessary control of entrances, exits and curbside use.**

Street, collector. A street that provides for traffic movement between arterials and local streets.

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Amendment # A2
New Definitions – “Banks and Financial Institution”, “Consumer Lending Institution” and “Pawn Shop”

Revisions to Table 29-3.1 (Permitted Use Table) to assign zoning district designations newly defined land uses

New Use-Specific Standard (rr) for “Pawn Shop”

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 1. GENERAL PROVISIONS

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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Awning. A roof-like cover, made of fabric, or other flexible material, over a door or window and attached to a building.

***Bank and Financial Institution.* An establishment that provides financial and banking services to consumers and clients, and is federally or state chartered. Such establishments may include banks, savings and loans associations, savings banks, credit unions, other similar facilities open to the public and engaged in deposit banking, automatic banking and teller machines, and related functions. This use does not include establishments meeting the definition of *Consumer Lending Institution* or *Pawn Shop*.**

Banner. Any piece of cloth or other flexible material used as a sign.

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Conservation. The protection of valuable resources, including but not limited to plants and animals, natural areas, and interesting and important structures and buildings, from the damaging effects of human activity

***Consumer Lending Institution.* An establishment which engages in the business of providing money to customers on a temporary basis, wherein such loans are secured by post-dated check, paycheck, or car title. The classification does not include a state or federally chartered bank, savings and loan association, credit union, or mortgage broker or originator. This classification does include, but is not limited to, check cashing stores, payday loan stores, and car title loan stores.**

Conversion. The alteration of a structure to accommodate uses for which it was not originally constructed, but which maintain the structure's general character.

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Paved area. For purposes of landscaping and buffering regulations, "paved area" means open areas used or occupied by motor vehicles including parking areas, loading areas and driveways. "Paved area" does not include areas under the roof of a building, sidewalks or pedways.

***Pawn Shop:* A business that lends money on the security of pledged goods or that is engaged in the business of purchasing tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.**

Pedway. A path that is physically separated from the roadway and intended for shared use by pedestrians, joggers, skaters and bicyclists.

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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														
RESIDENTIAL USES														
Household Living														
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								

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					Per PD Approval	
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				Per PD	
Family Day Care Center	A	A/C	P	A	P	P	P	P	P		A			(j)
Community Service														
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)	
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	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)	
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			Per PD		
Restaurant						P	P	P	P	P				(r)	
Guest Accommodations															
Bed and Breakfast		C	C		C	P	P	P					Per PD	(s)	

Hotel							P	P	P	P				Approval	
Travel Trailer Park							C					C			
Office															
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					
Personal Services															
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)
Recreation & Entertainment															
Indoor Recreation or Entertainment						P	P	P	P	P					
Indoor Entertainment, Adult							C			C				Per PD Approval	(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				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)
Vehicles & Equipment														
Car Wash						C	P	P	P	P			Per PD Approval	
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						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			
Transportation														
Airport											C		Per PD Approval	
Bus Barn or Lot							P			P				

Bus Station							P	P		P				
Rail or Truck Freight Terminal									C	P				
Waste & Salvage														
Sanitary Landfill											C		Per PD	
Vehicle Wrecking or Junkyard										C				(ff)
ACCESSORY USES														
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		(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)
TEMPORARY USES														
Temporary Construction Office or Yard	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		

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

Article 3 – PERMITTED USES

Sec. 29-3.1. -General

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Sec. 29-3.3. Use specific standards.

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

...

(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. This use is subject to the following additional standards:

- (1) A pawn shop use in the M-N and M-BP districts may not exceed a gross floor area of fifteen thousand (15,000) square feet. A single structure may contain more than these amounts of gross floor area, as long as no use within the structure exceeds the applicable size set forth herein;**
- (2) A pawn shop use in the IG district may not exceed a gross floor area of fifteen thousand (15,000) square feet, except upon issuance of a conditional use permit; and**
- (3) Merchandise may not be displayed, stored, or offered for sale on any yard adjacent to a residential zoning district.**

Sec. 29-3.4. C-2 district outside the M-DT regulating plan boundary.

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Amendment #A3
Revision of definition of “Clear Cutting”
Revision of Section 29-4.4(i)(1) – Clearing of trees

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 1. GENERAL PROVISIONS

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:

...

City. The City of Columbia, Missouri.

~~*Clear cutting.* The practice of removing over half of the standing climax forest area on a site.~~

Climax forest. Any woodland community of over twenty thousand (20,000) square feet which is dominated by climax species including but not limited to oak, hickory, walnut, sugar maple or bottomland hardwoods such as river birch, basswood, sycamore and hornbeam and which includes an area of five thousand (5,000) square feet with a maximum aspect ratio of 4:1.

...

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 4. FORM AND DEVELOPMENT CONTROL

Sec. 29-4.4(i) Clearing of trees

(1) The ~~mechanized-clearing or of trees,~~ logging of **existing** ~~or clear-cutting of trees~~ **four (4) inch DBH or greater** by any means on tracts of land of one **(1)** acre or more shall be unlawful unless done in compliance with a land disturbance permit, **logging permit, or tree preservation plan** pursuant to Chapter 12A of the City Code **as applicable.**

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Amendment #A4

Revision of definition of “Sign, Wall”

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 1. GENERAL PROVISIONS

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:

...

Sign, temporary. A commercial sign promoting or providing information concerning a sale, event or activity that is occurring or shall occur on the property where the sign is displayed.

Sign, Wall. A sign attached to the wall of a building with the exposed face of the sign in a plane parallel to the face of said wall, not extending more than twenty-five (25) percent above the roof line or parapet of the building, nor more than twenty-four (24) inches from the wall surface. ~~It shall also include a Painted Wall Surface Sign which is a sign painted directly on the surface of buildings, walls or fences is a wall sign.~~

Sign, wind. A display of pennants, streamers, whirligigs or similar devices strung together and activated by wind.

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Amendment #A5
Revised definition - “Yard, Corner”
New “inset” graphic showing “yard” locations

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 1. GENERAL PROVISIONS

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:

...

Yard. An open space unobstructed from the ground to the sky, except where specifically provided by this Code, on the lot on which a building is situated.

*Yard, Corner **Side.*** An open space between a building and a street right-of-way adjacent to the side of a building located on the **street side of a corner** lot that extends from the front property line to the rear property line.

Yard, front. An open space between a building and the street fronting the lot on which the building is located, and extending from side lot line to side lot line.

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Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

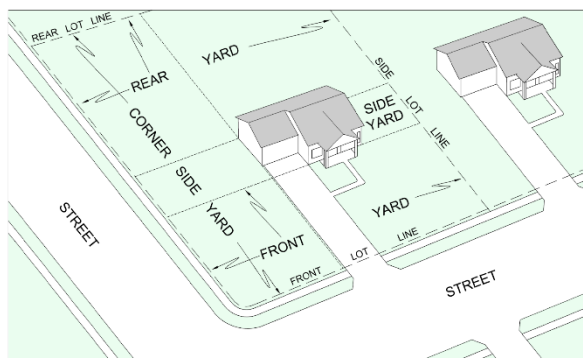
ARTICLE 1. GENERAL PROVISIONS

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:

...

Replace “inset” graphic left of definition of “Yard, front” with the following:



Amendment #A6
Revision of Section 29- 2.2(c)(4)(iii)(A) - PD planned development –
Permitted use

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 2. ZONING DISTRICTS

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

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Sec. 29-2.2. Base zoning districts.

(a) Residential zone districts.

...

(c) Special purpose districts.

(1) IG industrial - general district.

...

(4) PD planned development.

(i) Purpose. The purpose of the planned development (PD) district is to allow for innovation and flexibility in design, to encourage creative mixes of complementary uses, and to promote environmentally sound and efficient use of land. The major objectives of a planned development are:

...

(iii) Permitted uses.

(A) An application for rezoning to a PD district shall identify which of the uses (permitted, conditional, accessory, conditional accessory, or temporary), listed in Table 29-3.1 (Permitted Use Table), will be permitted allowed uses in all or specific portions of the PD district ~~listed in Table 29-3.1 (Permitted Use Table) will be permitted uses in all or specific portions of the PD district.~~

(B) The application may include some of the general uses listed in Table 29-3.1 and state that some of the specific uses included in the definition will not be included in the PD, or that some of the included uses will be subject to different or additional use-specific standards than those listed in section 29-3.3 (use-

specific standards). If not modified by the PD application, all of the use-specific standards listed in section 29-3.3 will apply.

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Amendment #A7
Revision of Section 29-4.1(c)(2) Exceptions and Encroachments – Yard Areas
Table 4.1-5

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 4. FORM AND DEVELOPMENT CONTROLS

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).

...

- (c) *Exceptions and encroachments.*

(1) *Height.* Table 4.1-4 identifies exceptions to those height limits shown in section 4.1(a) and (b) above.

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(2) *Yard areas.* Table 4.1-5 identifies exceptions and encroachments to required yard areas. Except for permitted exceptions in the table, every part of a required yard or court shall be open and unobstructed from its lowest point to the sky.

Table 4.1-5: Yard Area Exceptions				
Structure, Feature, or Use		Yard Encroachment (maximum)		Conditions or Limits
Building sills, belt courses, cornices, chimneys, buttresses, ornamental features, eaves, and rain barrels		2 ft. into a yard		
Canopies or open porches		6 feet into front or rear yard		Roof area limited to 60 sf or less; Porch cannot be enclosed
Driveways	Single- and Two-Family Residential	Up to a 2-car garage	Permitted to a maximum width of 20 ft. in any front, rear, side, or corner side yard	Single- and two-family residential driveways shall maintain a setback of 5 ft. from the side property line and shall not occupy more than 50% of the lot width.
		3-car garage	Permitted to a maximum width of 28 ft. in any front, rear, side, or corner side yard	
		Shared duplex driveway	Permitted to a maximum width of 36 ft. in any front, rear, side, or corner side yard	
	Multi-Family, Commercial, and Mixed-Use	Permitted to a maximum width of 24 ft. (one-way, in or out), and 36 42 ft. without a turning analysis, (combined, in and out) in any front, rear, side, or corner side yard		Multi-family, commercial, and mixed-use driveways shall maintain a setback of 10 ft. from any side property line adjacent to a Residential district, or as determined by the required driveway radius.
Lot boundary fences, walls, and retaining walls		Permitted up to lot line		May not encroach on public right-of-way or adjacent property without consent of owner
Open fire escape		Into side yard, by no more than ½ the side yard width		Cannot extend more than 4 feet from the building
Open paved terraces		10 feet into front or rear yard		
Solar or geothermal energy equipment		Permitted in a side or rear yard		Not within 2 feet of a side or rear property line

Amendment #A8
Revision of Section 29-4.3(a)(2)(ii) (A & B)- Parking and Loading Exceptions –
Small Lots

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 4. FORM AND DEVELOPMENT CONTROLS

Sec. 29-4.3. Parking and loading.

(a) *Applicability.*

(1) *General requirements.*

...

(2) *Exceptions.*

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

...

(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 lot 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.

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Amendment #A9

Revision of Section 29-4.3(e) - Maximum parking limit

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

Article 4. – FORM AND DEVELOPMENT

Sec. 29-4.3. – Parking and loading

(a) *Applicability.*

...

(e) *Maximum parking limit.*

- (1) ~~In any mixed use district, no single building that contains more than fifty thousand (50,000) square feet of gross floor area, in which a single user or multiple users operate a use listed in the retail, office, or personal service categories in Table 29-3.1 (Permitted Use Table), may provide on-site automobile parking in an amount greater than one hundred fifty (150) percent of the minimum amount required by Table 4.3-1, except as permitted below in subsections (2) and (3).~~

~~In the M-DT district (section 29-4.2), maximum on-site parking is limited to one hundred fifty (150) percent of the minimum amount required for the same use in other mixed use districts, even though those minimums do not apply to the M-DT district.~~

- (2) ~~The parking on a site may be increased to two hundred (200) percent of the minimum amount required by Table 4-3.1 provided that: (i) Such request is submitted to the director in writing with justification of why such increase is necessary; (ii) The development site's landscaped area is not reduced to be less than fifteen (15) percent as a result of the increased parking; and (iii) The interior parking lot landscaping area required by section 29-4.4(f) shall be increased to twenty (20) percent and shall comply with the tree planting and/or landscaping standards specified within subsections (1), (2), and (3) of section 29-4.4(f).~~
- (3) ~~Parking in excess of two hundred (200) percent of the minimum amount required by Table 4-3.1 shall require approval of a variance by the board in accordance with the standards of section 29-6 of this chapter.~~
- (1) **M-DT District.** In the M-DT district (section 29-4.2), maximum on-site parking is limited to one hundred fifty (150) percent of the minimum amount required for the same use in other mixed use districts, even though those minimums do not apply to the M-DT district.
- (2) **Retail, office, or personal service uses in mixed use districts.** For any single building that contains more than fifty thousand (50,000) square feet of gross floor area, in which a single-user or multiple users operate a use listed in the retail, office, or personal service categories in Table 29-3.1

(Permitted Use Table), maximum parking is limited to one hundred fifty (150) percent of the minimum amount required by Table 4.3-1 unless the following two conditions are met, in which case the maximum parking is limited to two hundred (200) percent of the minimum amount required by Table 4.3-1:

(i) The development site's landscaped area is not reduced to be less than fifteen (15) percent as a result of the increased parking; and

(ii) The interior parking lot landscaping area, when required by section 29-4.4(f), is increased to twenty (20) percent and complies with the tree planting and/or landscaping standards specified within subsections (1), (2), and (3) of section 29-4.4(f).

(3) The maximum amount of parking allowed for all other permitted uses is two hundred (200) percent of the minimum amount required by Table 4-3.1.

(f) *Location and use of parking facilities.*

...

Amendment #A10

Revision of Section 29-4.3(i)(2)(vi) – Location and design of stacking lanes

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 4. FORM AND DEVELOPMENT CONTROLS

Sec. 29-4.3. Parking and loading.

(a) *Applicability.*

...

(i) *Drive-through vehicle stacking.* The following standards apply to all properties with a drive-through facility.

(1) *Stacking Space Requirements.*

...

(2) *Location and design of stacking lanes.*

(i) Minimum number of stacking spaces shall be in addition to the space at the teller or pick-up window.

...

(v) Stacking lanes shall be set back fifteen (15) feet from rights-of-way.

(vi) A by-pass ~~lane~~ **lane** around the drive-through facility stacking lane ~~land~~ must be provided for financial institutions and restaurant/retail uses.

(j) *Off-street loading requirements.*

...

Amendment #A11

Revision of Section 29-4.7(g) Neighborhood Protection Standards – Lot Lines Revision of Section 29-5.1(f)(3) Subdivision Standards - Lots

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 4. FORM AND DEVELOPMENT CONTROLS

Sec. 29-4.7. Neighborhood protection standards

- (a) *Intent*. This section is intended to preserve the residential neighborhood character of established homes within multi-family districts and adjacent to mixed use or special districts.

...

- (g) ~~*Lot lines*. No building or structure shall be constructed across an existing lot line.~~

- ~~(h)~~ *Lot combination*. No lot in any existing subdivision may be combined with another lot without complying with the requirements of section 29-5.2.

Sec. 29-4.8. - Sign standards.

...

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 5. SUBDIVISIONS

Sec. 29-5.1. Subdivision standards.

- (a) *Applicability*.

...

- (f) *Lots*.

- (1) *Lot arrangement*. Lots shall be arranged to comply with building permit requirements of this chapter as to minimum size and width in the zone district where the property is located, as well as access, relation to topography, provision of utility service, or other conditions specified in this chapter or in other standards and specifications adopted by the city. Lots in subdivisions that qualify for the solar access density bonus in [section 29-4.1\(b\)\(2\)](#) or the cluster subdivision density bonus in [section 29-4.1\(b\)\(3\)](#), and lots that are organized to avoid sensitive lands as described in [section 29-5.1\(b\)](#) shall comply with the minimum lot size and width in the zone districts where the lots are located, as adjusted by the provisions of those sections of this chapter.

...

- (3) *Lot lines.* No building or structure shall be constructed across an existing lot line, **except surface parking areas when they are not prohibited from doing so by other sections of the UDC.**
- (4) *Lot combination.* No lot in any existing subdivision may be combined with another lot without complying with the requirements of [section 29-5.2](#)

...

Amendment #A12
Revision of Section 29-5.2(d) Resubdivision or replat
Deletion of Section 29-5.2(e) Administrative Plat

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 5. SUBDIVISIONS

Sec. 29-5.2. Subdivision of land procedures.

(a) *Applicability.*

...

(d) *Resubdivision or replat.*

(1) *Applicability.* ~~(i) A change to an approved or recorded final plat shall require resubdivision. if the change affects any street layout, any area reserved for public use, any area designated as a common lot, any condition imposed by council, or creates any additional residential lots, combines more than two (2) lots, or any combination of lots which would result in excess of one hundred twenty (120) feet of street frontage will require review and approval of a resubdivision of the property in accordance with subsections (2) or (3) and (4), below. Only that portion of the plat being changed must be resubdivided. If approved, the applicant shall be required to prepare a revised final plat and the city clerk shall record the revised final plat before the revisions shall be in effect.~~

~~(ii) A change to an approved or recorded plat that does not affect any street layout, any area reserved for public use, any area designated as a common lot, any condition imposed by council, or create any additional residential lots, combine more than two (2) lots, or any combination of lots which would result in excess of one hundred twenty (120) feet of street frontage may be approved by the director as an administrative plat if it complies with this chapter and other city ordinances and regulations.~~

...

(5) *Administrative plat.*

(i) *Applicability.* The subdivider may file an administrative plat with the director, if the plat meets the following criteria:

(A) The plat does not create, vacate, or change the location and/or size of streets;

(B) The plat does not create any additional residential lot or mixed use lots that will contain residential uses;

(C) The plat does not combine more than two (2) lots;

(D) The plat does not create any lot, when lots are combined, that results in more than one hundred twenty (120) feet of a lot line along any one street;

(E) The plat does not alter any area reserved for public use or any area designated as a common lot; and

(F) The plat does not eliminate any condition imposed by council.

(ii) Procedure.

(A) The director may approve the administrative plat if the director determines that the revised lots and application materials, including but not limited to any utility construction documents, easements, and performance guarantees, have been approved and comply with this chapter and all other city ordinances and regulations.

(B) On approval of the administrative plat, the director shall sign the plat and cause it to be recorded with the recorder of deeds.

(C) No occupancy permit shall be issued for property included in the administrative plat unless and until the requirements of this section are met and all required utility work is completed.

(D) In the event the director does not approve the administrative plat, the applicant may then prepare and submit an application for a minor or major resubdivision.

(e) ~~Administrative plat.~~ RESERVED

~~(1) *Applicability.* The subdivider may file an administrative plat with the director, if the plat meets the following criteria:~~

~~(i) The plat does not create, vacate, or change the location and/or size of streets;~~

~~(ii) The plat does not create any additional residential lot or mixed use lots that will contain residential uses;~~

~~(iii) The plat does not combine more than two (2) lots;~~

~~(iv) The plat does not result in excess of one hundred twenty (120) feet of street frontage;~~

~~(v) The plat does not alter any area reserved for public use or any area designated as a common lot; and~~

~~(vi) The plat does not eliminate any condition imposed by council.~~

~~(2) *Procedure.*~~

~~(i) The director may approve the administrative plat if the director determines that the revised lots and application materials, including but not limited to any utility construction documents, easements, and performance guarantees, have been approved and comply with this chapter and all other city ordinances and regulations.~~

~~(ii) On approval of the administrative plat, the director shall sign the plat and cause it to be recorded with the recorder of deeds.~~

~~(iii) No occupancy permit shall be issued for property included in the administrative plat unless and until the requirements of this [section 29-5.2](#)(e) are met and all required utility work is completed.~~

Amendment #A13
Revision of Section 29-5.2(g)(1) Monuments

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 5. SUBDIVISIONS

Sec. 29-5.2. Subdivision of land procedures.

(a) *Applicability.*

...

(g) *Monuments.*

(1) Monuments shall be selected from the types described by the "~~Minimum Missouri Standards for Property Boundary Surveys~~" of the Missouri ~~Department of Natural Resources~~ **Board for Architect, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects.**

(2) Monuments shall be set or confirmed at all controlling corners on the boundary of the subdivision and all block corners, points of intersections, points of curvature and points of tangency within the subdivision.

...

Amendment #A14
Revision of Section 29-6.1(b)(2)(i) Reviewers and decision-making bodies –
Planning and zoning commission (P&Z)

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ARTICLE 6. . PROCEDURES AND ENFORCEMENT

Sec. 29-6.1. Reviewers and decision-making bodies.

This [article 6](#) of [chapter 29](#) identifies officers and bodies authorized to review, recommend, or make decisions regarding required applications, permits, and approvals under this chapter. Any reference to an officer or body includes any agents, employees, subordinates, or others to which the named individual or body has lawfully delegated power to take the action.

(a) *City council.* The city council is the governing body of the city. In connection with this Unified Development Code, the council's responsibilities include approving amendments to the city's adopted comprehensive plan, approving amendments to the text of this chapter, and approving amendments to the official zoning map, appointing the members of the commission and board, and performing any additional duties set forth in this chapter.

(b) *Planning and zoning commission (P&Z).*

(1) *Continued existence, membership, and qualifications, attendance.*

...

(2) *Powers and duties.* The commission shall:

(i) Prepare and submit to the council for its adoption a comprehensive plan for the physical development of the city and uses of land in the city. The plan may include the general location and character of residential, commercial, mixed use, industrial and other areas, the general location, character and extent of streets, bridges, parks, waterways and other public ways, grounds, and spaces, together with the general location of public buildings and other public property, public utilities, and ~~the extent and location of any public housing or slum clearance projects~~ **redevelopment projects. The plan shall contain the commission's recommendations for the land and may include those contents outlined in Section 89.340 RSMo**

(ii) Make recommendations in connection with the execution and detailed interpretation of the comprehensive plan.

...

Amendment #A15
Revision of Section 29-6.4(j)(1)(i)(A) Optional development standards
approval - Applicability

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 6. PROCEDURES AND ENFORCEMENT

Sec. 29-6.4. Specific regulatory procedures.

(a) *Zoning compliance.* Each application under this chapter that does not require one or more of the specific regulatory procedures in subsections (b) through (q) below shall be reviewed for zoning compliance. Zoning compliance checks shall be conducted by the department, and applications shall be approved if they comply with this chapter. The department's decision may be appealed to the board pursuant to section 29-6.3(f).

...

(j) *Optional development standards approval.*

(1) *Applicability.*

(i) The provisions of this section apply to:

(A) Property owners in the R-2 district that apply to have the development of their property subject to the "cottage" development standards rather than the "current" development standards as shown in Table 29-2-3 and Table ~~4.2-1~~ **4.1-1**.

(B) Property owners in the M-N district that apply to have the development of their property subject to the "pedestrian" development standards rather than the "current" development standards as shown in Table 29-2-7 and Table 4.1-2.

...

Amendment #A16
Revision of Section 29-6.4(m)(2)(i)(F) Conditional Use Permit – Criteria for
Approval (General Criteria)

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 6. PROCEDURES AND ENFORCEMENT

Sec. 29-6.4. Specific regulatory procedures.

(a) *Zoning compliance.* Each application under this chapter that does not require one or more of the specific regulatory procedures in subsections (b) through (q) below shall be reviewed for zoning compliance. Zoning compliance checks shall be conducted by the department, and applications shall be approved if they comply with this chapter. The department's decision may be appealed to the board pursuant to section 29-6.3(f).

...

(m) *Conditional use permit.*

(1) *Procedure.*

...

(2) *Criteria for approval.* After giving due consideration to the following criteria, the commission may recommend and the council may grant a conditional use permit which may include any conditions deemed necessary to carry out the provisions and intent of this chapter.

(i) *General criteria.*

(A) The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located;

...

(F) The proposed ~~variance~~ **conditional use** will not cause significant adverse impacts to surrounding properties.

(ii) *Criteria for communication antennas and towers.* When considering a conditional use permit application for a communications antenna or tower, the application shall be submitted to the board and the board shall consider the following criteria in addition to those listed in subsection (i) above, and its decision shall be based on substantial evidence in the written record:

...

Amendment #A17

Revision of Appendix A, Section A.1(c)(1)(i)(C) Design Standards for Streets, Sidewalks and Bikeways – Local Residential Street Design Standards

Revision of Appendix A, Section A.1(c)(1)(ii)(B)(3) Design Standards for Streets, Sidewalks and Bikeways – Local Residential Street Design Standards

Revision of Appendix A, Section A.1(d)(1)(i)(C) Design Standards for Streets, Sidewalks and Bikeways – Local Non-Residential Street Design Standards

Revision of Appendix A, Section A.7

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APPENDIX A. STREET STANDARDS

Sec. A-1. Design standards for streets, sidewalks and bikeways.

(a) *Purpose and intent.*

...

(c) *Local residential street design standards.*

(1) Residential streets provide direct access to residential dwellings and other allowed uses. They should be designed for this intended function and exhibit characteristics which contribute to a safe and attractive living environment. This can be achieved by providing a diversity of street types, each serving a specific role. Right-of-way and pavement widths less than the general standard should provide acceptable levels of access, safety and convenience for all users, including emergency service providers, while enabling enhanced site design and creation of attractive streetscapes. Subdivision layouts should avoid the creation of pass through routes for external traffic while allowing local drivers to move easily to and from higher order streets.

(i) The design standard for a typical residential street shall be as follows:

(A) *Right-of-way:* Fifty (50) feet wide;

...

(C) *Turnarounds:* Terminal streets shall have a turnaround at the closed end **that complies with the most current City of Columbia adopted edition of the International Fire Code. In no instance shall a terminal street be constructed** with an outside right-of-way diameter of **less than** ninety-four feet and a roadway pavement diameter of seventy-six (76) feet **unless otherwise authorized by the Fire Official and approved by the Director of Public Works;**

(D) *Drainage:* Curb and gutter system;

...

(ii) In place of the typical residential street, a request may be submitted at the time of preliminary plat review for approval of one or more of the following alternative streets:

(A) A residential feeder will be considered or may be required when one or more of the following conditions exist: 1) the intended use and adjacent zoning allows duplex or multi-family dwellings; 2) the expected average daily traffic (ADT) exceeds five hundred (500); or 3) the street collects localized traffic within a subdivision and leads to a collector or arterial street. A residential feeder shall conform to the following design standards:

...

(B) An access street will be considered when all of the following conditions exist: 1) the intended use and adjacent zoning is single-family detached dwellings; 2) the street is no longer than seven hundred fifty (750) feet; and 3) the expected ADT is less than two hundred fifty (250) feet. An access street shall conform to the following design standards:
1) Right-of-way: Forty-four (44) feet wide;

...

3) **Turnarounds:** Terminal streets shall have a turnaround at the closed end **that complies with the most current City of Columbia adopted edition of the International Fire Code. In no instance shall a terminal street be constructed** with an outside right-of-way diameter of **less than** ninety-four (94) feet and a roadway diameter of seventy-six (76) feet **unless otherwise authorized by the Fire Official and approved by the Director of Public Works;**

4) **Sidewalks:** Same as a residential street, except sidewalks shall not be required on cul-de-sacs less than two hundred fifty (250) feet in length;

...

(d) *Local non-residential street design standards.*

(1) A non-residential street is a low volume, low speed street which provides access to commercial, industrial, institutional, and other intensive land uses. Generally, only two (2) travel lanes are needed. In some cases, these streets may carry considerable truck traffic, require wider driveways for access to loading docks, and have a need for on-street parking. Direct connections to collector and arterial streets are essential.

(i) The design standard for a non-residential street shall be as follows:

(A) *Right-of-way:* Sixty-six (66) feet wide;

...

(C) **Turnarounds:** Terminal streets shall have a turnaround at the closed end **that complies with the most current City of Columbia adopted edition of the International Fire Code. In no instance shall a terminal street be constructed** with an outside right-of-way diameter of **less than** ninety-four (94) feet and a roadway diameter of seventy-six (76) feet **unless otherwise authorized by the Fire Official and approved by the Director of Public Works;**

(D) **Sidewalks:** Five (5) feet wide on both sides constructed one foot inside the right-of-way;

...

Sec. A.7. Terminal streets.

Terminal streets shall also have a turnaround at their closed end **that complies with the most current City of Columbia adopted edition of the International Fire Code. In no instance shall a terminal street be constructed**

with **less than a seventy-six (76) foot** an outside roadway diameter of at least seventy-six (76) feet and a right-of-way diameter of at least ninety-four (94) feet **unless otherwise authorized by the Fire Official and approved by the Director of Public Works.**

Sec. A.8. Alleys.

...