

Amendment #A1
New definition of “Accessory Commercial Kitchen”

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

New Use-Specific Standard (ss) for “Accessory Commercial Kitchen”

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

29-1.11(a) Definitions – General

(a) Definitions—General. For the purpose of this chapter 29, the following words and terms are defined to mean the following:

Access. The place, means or way by which pedestrians, bicyclists and/or vehicles have ingress and egress to a property or use. A private access is an access not in public ownership or control by means of deed, dedication or public easement.

***Accessory Commercial Kitchen.* A commercial, accessory use in which community-serving facilities lease out space where food or drink is prepared for sale or service at an off-site location by a separate food establishment such as a food truck or caterer. Examples of community-serving facilities that may function as a commissary include religious institutions, schools, and day-care facilities. Food Establishments and Commissaries are defined in the City of Columbia, Missouri, Food Code.**

Accessory dwelling unit ("ADU"). A secondary dwelling unit created on a lot with a principal one-family dwelling, and which is subordinate to the principal dwelling. Accessory dwellings may be internal to or attached to the principal dwelling, or built as a detached structure. Principal one-family dwellings shall not include single-family structures that have been devoted to other uses, including, but not limited to, boardinghouses and bed and breakfasts.

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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														
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)
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 Approval	(s)
Hotel							P	P	P	P				
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						C	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 Commercial Kitchen	A	A	A	A										(ss)
Accessory Dwelling Units	C	A	A										Per PD Approval	(gg)
Backyard or Rooftop Garden	A	A	A	A	A	A	A	A	A		A		Per PD Approval	(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)	A	(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

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Sec. 29-3.3. Use specific standards.

...

(rr) Primary use of land and buildings: Pawn Shop. 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.

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(ss) Accessory and temporary uses of land and buildings: Accessory Commercial Kitchen

- (1) The food establishment shall not conduct direct sales on the premises. Food and drinks must be sold or served at an off-site location.**
- (2) Hours of operation shall be limited to not earlier than 6:00 a.m. or later than 10:00 p.m. daily.**
 - (a) Accessory commercial kitchens within day-care centers shall not operate during the daycare's hours of operation.**
- (3) Parking**
 - (a) The use shall be permitted only if the parking requirements of the primary use are sufficient as referenced by Section 29-4.3.**
 - (b) There shall be no additional parking required to accommodate the use.**
- (4) In the R-1 and R-2 Districts:**
 - (a) For sites taking access from local residential streets, the use may not occupy more than 5% of the gross floor area of the building in which the use is occupied.**
 - (b) For sites taking access from other streets, the use may not occupy more than 10% of the gross floor area of the building in which the use is located or a total of 500 square feet, whichever is greater.**
- (5) In the R-MF and R-MH districts: The use may not occupy more than 10% of the floor area of the building in which the use is located or a total of 500 square feet, whichever is greater.**
- (6) These standards shall not supersede the requirements and regulations set forth by the Department of Public Health and Human Services.**

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Amendment #A2 Revised definition of “Artisan Industry”

Revisions to Table 29-3.1 (Permitted Use Table) to revise zoning district designations to accommodate definition revisions and new Use-Specific Standard

New Use-Specific Standard (tt) for “Artisan Industry”

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

29-1.11(a) Definitions – General

- (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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~~*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.~~

***Artisan Industry.* Small-scale fabrication, preparation, or production of goods by an artist, artisan, craftsperson, or cook, on the premises for wholesale, on-site, or online retail. Spaces and tools may be shared amongst users. Accessory uses include retail, teaching of these skills to others in the course of preparation or production, and outdoor seating areas, and incidental interior seating areas. Specific artisan industry uses shall be divided into the following two categories:**

Artisan Industry, Class 1. This category is intended to include activities relating to small-scale arts, crafts, food and beverage production. Examples include but are not limited to small-scale sculpting or arts and crafts; small-batch bakeries, candy shops, and cheese shops; micro-distilleries; micro-breweries (manufacturing 10,000 barrels per year or less) as regulated by the State of Missouri and other small-scale food and beverage producers; small-scale production of textiles, jewelry, and other artisan consumer goods.

Artisan Industry, Class 2. The intent of this category is to separate more intensive activities from those described in Class 1. Examples include but are not limited to small-scale welding, metalworking, glassworking, and firing of pottery or sculpture in kilns; small batch hardware and prototyping.

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ARTICLE 3. PERMITTED USES

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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															
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)
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 Approval	(s)
Hotel								P	P	P	P				
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				

Heavy Vehicle and Equipment Sales, Rental, and Servicing										P			Per PD Approval	
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						C/P	P	P	P	P			Per PD Approval	(tt)
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		Per PD Approval	(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)	A	(o)											
TEMPORARY USES														
Temporary Construction Office or Yard	T	T	T	T	T	T	T	T	T	T	T	T	Per PD Approval	T
Temporary Parking Lot					T	T	T	T	T	T	T	T	Per PD Approval	
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. 29-3.3. Use specific standards.

...

(rr) Primary use of land and buildings: Pawn Shop. 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.

...

(tt) Primary use of land and buildings: Artisan Industry

1. In the M-N district:

- a. **A Class 1 use may not exceed a gross floor area (GFA) of 5,000 sq. ft. A single structure may contain more than this amount of GFA, as long as no single artisan use within the structure exceeds 5,000 GFA. Any single artisan use exceeding 5,000 sq. ft GFA shall require issuance of a conditional use permit.**
- b. **A Class 2 use shall require issuance of a conditional use permit.**

2. In the M-C, M-DT, and M-BP districts:

- a. **A Class 1 use may not exceed a gross floor area (GFA) of 15,000 sq. ft. A single structure may contain more than this amount of GFA, as long as no single artisan use within the structure exceeds 15,000 GFA. Any single artisan use exceeding 15,000 sq. ft GFA shall require issuance of a conditional use permit.**
- b. **A Class 2 use may not exceed a gross floor area (GFA) of 15,000 sq. ft. A single structure containing a Class 2 use may contain up to 30,000 sq. ft. of GFA of artisan industry uses, as long as no single artisan use within the structure exceeds 15,000 GFA. Any single artisan use exceeding 15,000 sq. ft GFA or a single structure containing more than 30,000 sq. ft. GFA that contains a Class 2 use shall require issuance of a conditional use permit.**

3. Guidance for Conditional Use Permits (CUPs). The intent of issuing a CUP to an Artisan Industry is to encourage shared use of spaces and tools by artisans and to allow artisans to expand their businesses beyond what area is permitted if their operation is proven to not be detrimental to surrounding property owners, tenants, or residents. In addition to the six CUP criteria listed in Section 29-6.4(m)(2)(i), the

commission will review the following factors as part of an Artisan Industry's request for a CUP.

- a. Specific artisan uses and activities.
 - b. Number of tenants.
 - c. Common or shared use of spaces and tools.
 - d. Operating plans or house rules, if available.
 - e. Adaptive reuse or repurposing of buildings.
 - f. For existing businesses requesting to expand, current or previous complaints or code violations such as overparking, traffic issues, or noise complaints.
4. This use shall be considered a commercial use for the purposes of screening per Table 4.4-4.
5. Loading docks and delivery areas shall conform to the provisions of 29-.6(c)(6).
6. No outside storage shall be allowed.

Amendment #A3
**Revised definitions of “Office”, “Personal services, general”, and
“Physical fitness center”**

**Revisions to Table 29-3.1 (Permitted Use Table) to reflect impact of
revised Use-Specific Standard (v) for “Personal services, general”**

Revised Use-Specific Standard (v) for “Personal services, general”

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

29-1.11(a) Definitions – General

- (a) Definitions—General. For the purpose of this chapter 29, the following words and terms are defined to mean the following:

...

Office. A room or group of rooms used for conducting the affairs of a business, profession, government, or service industry. Examples include professional services such as lawyers, accountants, engineers, architects, planners, ~~accountants~~, insurance agents, brokers, consultants, or real estate agents; data processing; sales offices; artists; writers; physicians, **physical therapists**, dentists, chiropractors, counselors or other licensed medical professionals, including outpatient treatment of alcohol and drug abuse, **and estheticians or massage therapists performing services under the direct supervision of a licensed medical professional**. This use does not include facilities meeting the definition of a research and development laboratory or any facility where display, sales or rental of goods occurs on more than an incidental basis related to the primary office function.

...

Personal services, general. Establishments that provide individual services related to personal needs directly to customers at the site of the business, or that receives goods from or returns goods to the customer after the goods have been treated or processed at that location or other locations. Accessory uses may include offices, parking, storage of goods, and assembly, repackaging, or repair of goods for on-site sale, and incidental retail sales of products used on the premises to patrons. This use includes but is not limited to barber and beauty shops; **nail salons; spa services not meeting the definition of an office** ~~any other use as defined in this chapter~~; dry cleaning, laundering, pressing,

and dyeing establishments; coin-operated laundries; photographic service shops and studios; repair of household appliances; shoe repair shops~~;~~; garment storage facilities~~;~~; rental service~~;~~; and bicycle repair shops. ~~and offices as defined within this UDC.~~ Outdoor storage, display, or service areas are not permitted.

...

Physical Fitness Center. An indoor facility where individuals participate in exercise, weight reduction, ~~physical therapy,~~ **Pilates, yoga and any other wellness-promoting** or similar activities designed to improve and preserve physical fitness, but not including any use that meets the definition of a community center, **office**, or another use in this chapter.

...

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ARTICLE 3. PERMITTED USES

Sec. 29-3.1. General

...

Sec. 29-3.2 Permitted use Table

Table <u>29-3.1</u> : 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 <u>Section 29-3.3</u>
	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														
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)
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 Approval	(s)
Hotel							P	P	P	P				
Travel Trailer Park							C				C			
Office														
Bank and Financial Institution					P	P	P	P	P	P				
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			Per PD Approval	(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					P/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				(z)

Medical Marijuana Dispensary Facility							P	P		P				Per PD Approval	(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						C	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			Per PD Approval	(hh)
Communication Antenna or Tower as an Accessory Use	See <u>section 29-3.3(n)</u>	(n)												Per PD Approval	
Customary Accessory Uses and Related Structures	A	A	A	A	A	A	A	A	A	A	A	A	A		(ii)
Drive-Up Facility															
Home Occupation	A	A	A	A	A	A	A	A	A		A			T	(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_ sect ion 29- 3.3(o)	A	(o)											
TEMPORARY USES		A												
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. 29-3.3. Use specific standards.

...

(v) Primary use of land and buildings: Personal services, general.

(1) In the M-OF, M-N, M-C, and M-DT districts, this use may not involve the use of explosive or hazardous materials.

(2) In the M-OF district, a personal service:

(i) May not exceed a gross floor area (GFA) of 2,500 sq. ft. A single structure may contain up to 5,000 sq. ft. of GFA of personal service uses, as long as no single personal service use within the structure exceeds 2,500 GFA. Any single personal service use exceeding 2,500 sq. ft. GFA or a single structure containing more than 5,000 sq. ft. GFA shall require issuance of a conditional use permit.

(ii) May not include the sale of alcoholic beverages.

(3) In the M-OF district and M-BP district, a personal service shall limit the display of products sold at retail to a maximum of 25% of the GFA.

...

Amendment #A4

Revised Use-Specific Standard (aa) for “*Retail, general*”

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

Article 3 – PERMITTED USES

...

Sec. 29-3.3. Use specific standards.

...

(aa) *Primary use of land and buildings: Retail, general.* This use is subject to the following additional standards:

(1) A retail use in the M-N and M-BP districts may not exceed a gross floor area of fifteen thousand (15,000) square feet, except a grocery store may not exceed forty-five thousand (45,000) square feet. A single structure may contain more than these amounts of gross floor area **in retail or other uses**, as long as **no single retail** use within the structure exceeds the applicable size set forth herein;

(2) A retail 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.

(4) For the purposes of determining minimum required off-street parking, any single or combination of retail uses utilizing a shared parking lot on a single lot may utilize the Retail, General, Large parking requirement so long as the total gross floor area of the retail use(s) exceeds fifteen thousand (15,000) square feet.