

## Amendment #A1

### Revision of Section 29-1.11; Sec. 29-3.2. Permitted use table; and Sec. 29-3.3. Use specific standards regarding the use “Gas Station or Fueling Center”

Text to be added shown in BLUE, UNDERLINED, AND HIGHLIGHTED and text to be removed shown in ~~blue, strikethrough and highlighted~~

## **ARTICLE 1. GENERAL PROVISIONS**

### **Sec. 29-1.1 Title.**

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### **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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*Garage sale.* The sale or offering for sale to the general public of over five (5) items of personal property on any portion of a lot in a residential zoning district, whether within or outside any building. Sales of programs and food and beverage items at school athletic events shall not be deemed to constitute garage sales.

*Gas station or fueling center.* The sale of vehicle fuel from a facility or lot having pumps and underground storage tanks. Such facility may also include a convenience store which sells convenience-related items to the general public. A convenience store located on the same site is regulated as a separate retail principal use.

*Glare.* Light that causes discomfort, distraction, or temporary impairment of sight because it is not adequately diffused, shielded, or directed away from the viewer.

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(e) *Mixed-use downtown (M-DT).* For the purpose of chapter 29, article 4, subsections 29-4.2(a) to (f) the following words and terms as used are defined to mean the following:

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*Garden wall.* A masonry wall defining a property line or delineating a private area. (For placement, height and gate specifications, see the building form standards.) A garden wall may serve as a front yard fence.

~~*Gas station/fueling center.* The sale of vehicle fuel from a facility or lot having pumps and underground storage tanks. Such facility may also include a convenience store which sells convenience-related items to the general public.~~

*Ground story.* The first habitable level of a building at or above grade. The next story above the ground story is the second floor or story.

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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 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				
<b>Personal Services</b>														
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)
<b>Recreation &amp; Entertainment</b>														
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				
<b>Retail</b>														
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)
<b>Vehicles &amp; Equipment</b>														
Car Wash						C	P	P	P	P			Per PD Approval	
Gas Station or Fuel Center						C	P	P	P	P				(ss)
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				
<b>INDUSTRIAL USES</b>														
<b>Commercial Services</b>														
Heavy Commercial Services							P	P		P			Per PD Approval	
Mechanical and Construction Contractors							C			P				
Storage and Wholesale Distribution									P	P				(dd)
<b>Manufacturing, Production and Extraction</b>														
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	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	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			

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### Sec. 29-3.3. Use specific standards.

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

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(bb) *Primary use of land and buildings: Light vehicle sales or rental.* When such uses are in the M-DT district, all displays, sales and rental activities shall not occur in an area intended to be occupied by a building and shall not be located forward of the required building line (RBL).

(cc) *Primary use of land and buildings: Light vehicle service and repair.* Major vehicle repair and service.

This use is subject to the following additional standards:

- (1) In the M-N, M-C, M-DT, M-BP, and I-G districts, all service and repair activities must take place in an enclosed structure;
- (2) Vehicle bodywork or painting, or major engine or transmission repairs shall not be permitted within the M-N or M-DT district. Such activities shall be permitted in the M-C, M-BP, and I-G districts provided such activities are conducted within a fully enclosed building;
- (3) Inoperable or damaged vehicles awaiting repair shall be screened from view of all adjacent properties;
- (4) No salvage activities shall be permitted; and

(5) Gas station or fuel centers with a convenience store are permitted within the M-DT urban general west frontage type, as shown on the M-DT regulating plan, and shall not be required to comply with the required building line (RBL) standards.

(dd) *Primary use of land and buildings: Storage and wholesale distribution.* Storage of feed, fertilizer, grain, soil conditioners, hazardous materials, asphalt, brick, cement, gravel, rock, sand, and similar construction materials, or fuels is only permitted in the IG district.

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

(ss) Primary use of land and buildings: Gas station or fuel center. Gas station or fuel centers with a convenience store are permitted within the M-DT urban general west frontage type, as shown on the M-DT regulating plan, and shall not be required to comply with the required building line (RBL) standards.