



**Date:** February 17, 2023  
**To:** Planning and Zoning Commission Members  
**From:** Patrick R. Zenner, Development Services Manager  
**Re:** UDC Text Change – Cottage-style Development

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As discussed at the February 9, 2023 work session, staff is in the process of preparing a draft UDC amendment that will create a new zoning district to accommodate “cottage-style” housing as a by-right use within a uniquely defined zoning district. The new district to be known as “RC” (Residential Cottage) is believed appropriate to ensure that small lot development can be encouraged within Columbia without the potential threat that a duplex structure may be built in its place. Presently the UDC only allows “cottage-style” development within the R-2 (Two-family Dwelling) district following approval by the Board of Adjustment.

The language of the amendment is presently being completed and will be presented, in draft form, for consideration at the February 23 work session. In general, the amendment will propose the following:

- Minimum lot area ranging from 3000 sq.ft. to 4500 sq.ft.
- Setbacks of 25’ front, 6’ side, and 15’ rear
- Minimum lot width of 45’
- “Use specific standards” intended to encourage development of housing or subdivisions that promote resident interaction as well as design continuity drawing upon “form-based” standards for single-family development considered during the UDC re-write, but not adopted.
- Relocate the Board of Adjustment evaluation for “optional development standards” under the Commission’s and Council’s purview thereby creating an objective way to assess if a zoning change to the RC district is supportable

Staff looks forward to discussing the two options outlined within this correspondence at the upcoming work session. Should you have questions please let me know.

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 573.874.7474 Service Counter  
573.874.7239 Administrative Offices

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

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