

## ADU policy - Technical comments for consideration

Adrienne Stolwyk <adrienne@monarch-architecture.com>

Fri, Jan 30, 2026 at 12:02 PM

To: Patrick Zenner <Patrick.Zenner@como.gov>, Arise Dwellings <moveforward@arisedwellings.com>

Hello Pat,

My fellow ADU enthusiast, Scott Claybrook with Arise Dwellings, and I are really excited at the ADU changes that have been discussed at recent P&Z work sessions.

We wanted to offer a few technical considerations, based on our experience helping folks interested in ADUs locally, and also some research we've been doing more broadly.

We really respect and appreciate what you, your staff, and the P&Z commission do. We recognize our perspective on zoning ordinances is limited, but we hope these thoughts could be of use. We aim to make a short presentation about these issues after the upcoming P&Z meeting during public comment.

Best regards,  
Adrienne Stolwyk and Scott Claybrook

### POTENTIAL CONSIDERATIONS

- **Setback for ADUs on Corner Lots** - Because corner lots have easier access to the backyard (for driveway or just walking path access), they are really ideal for ADU construction. While a 15' sideyard on the side street of a corner lot would be much preferable to 25', we would suggest two potential scenarios:
  - **ADU without garage or driveway** - Could the sideyard on the streetside be reduced to 6' OR flush with the primary residence facade, whichever is greater? This would help the ADU align visually in older neighborhoods that were never subject to a 25' sideyard setback in the past. Allowing ADU facades to align with existing homes would promote "visual containment" - basically causing the street to be perceived as more narrow, which leads to LOWER traffic speeds and increased pedestrian safety: [The key to safer roads? Narrow the lanes. - Route Fifty.](#)
  - **ADU with garage or driveway** - Could the sideyard be whatever the minimum depth might be needed to accommodate a parking apron in front of a garage? There are several examples in the central city of existing garages accessed off side streets on corner lots that are less than 25' from the side street.
    - Corner of Ash & Anderson Example of side street driveway with < 25' setback (no known ADU here)



- **Allowing detached ADUs to be 24' (even if this is taller than the principal residence)** - We agree that this could be very helpful.
  - **202 Pershing** - I have spoken to this landowner who is interested in an ADU. The front house is a very modest, short ranch home. Ideally, even a single story ADU on this lot would be raised up a fair bit above grade, perhaps on a crawl space, so that the sewer could tie-in on the west side of the house. The grade slopes down to the east, which is part of the problem and why a taller ADU would be helpful.
  - **107 Bicknell** - I know these owners who constructed an ADU. Originally, they were interested in building an ADU over the garage, but were stymied by the height restriction. The front house has an occupied attic, but the over-garage ADU height would have been pretty limiting. Modern garage doors are usually 8' tall, which requires a 9' ceiling, which leaves even less space for an ADU above if the height is tied to the front house's height. These owners built an at-grade ADU attached to the garage instead, but it was not ideal for their purposes.
  - **Aldeah Ave** - I have talked to homeowners here who would be interested in an ADU-over-garage. They want to leave as much space as possible for their backyard garden. Their front house is only 1 story; the thought of appealing to the BOA is daunting to many clients.
  - **Arkansas' New Statewide ADU Law** notes that the building height for an ADU cannot be more restrictive than what would be required for the main house. Allowing ADU in Columbia to be 24' while the front house could be increased up to 35', seems a reasonable compromise to us.

- **Minimum lot size for ADUs in R-2 and R-MF** - We would encourage leaving the 3,000 sf minimum (or perhaps establishing something like 3,001sf min to avoid conflicting with Cottage lots?), as there are a few lots in the central city that would currently qualify to build an ADU, but if the minimum lot size increases to 5,000 they would no longer qualify by-right for an ADU.
  - Hubbel - numerous lots on this street are ~3,600sf
- **Requirements for 10' setbacks + Level 3 landscaping buffer for an ADU that is 6' taller than front house** - Because second story ADUs may often be above garages, we would suggest keeping the setbacks (side and rear) at 6' to allow as much freedom for placing the ADU to facilitate maneuvering vehicles in and out of a garage. We recognize that preserving backyard privacy for neighbors is the likely goal and suggest, instead, limiting windows on any portion of an ADU wall that is within 10' of the rear or side lot lines.
  - Beaumont California has limits like window sills must be 5' minimum above the finished floor: [Single Family Accessory Dwelling Units \(ADUs\) | Beaumont, CA - Official Website](#)
  - Limiting windows would more effectively limit an ADU dweller's view into a neighbor's yard than an at-grade landscaping buffer
  - Limiting window size is likely to be less expensive than installing a level 3 buffer; reducing ADU costs helps make them more feasible

Adrienne Stolwyk, R.A., LEED AP  
(she/her)  
816-694-1439  
[www.monarch-architecture.com](http://www.monarch-architecture.com)





Patrick Zenner &lt;patrick.zenner@como.gov&gt;

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## Review of proposed changes to ADU ordinance

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**paul blakely** <blakelypk@gmail.com>  
To: Patrick.Zenner@como.gov

Wed, May 6, 2026 at 5:23 PM

Dear Mr. Zenner,

I am a long-time advocate of Columbia ADUs and contributed to the regulatory changes in 2014. I applaud the review and intent to encourage the construction of more ADUs within the city.

I've reviewed the proposed changes and strongly support the changes to the height requirement on ADUs to allow 24" regardless of the height of the primary dwelling.

I would encourage the department to abandon the 15' rear setback requirement. Six feet is sufficient. Other jurisdictions have even less restrictive 4-5' setback requirements.

I would also encourage the committee to allow the construction of ADU's on lots or 3000sf rather than retaining the current 5000sf requirement. These two changes to the current proposal, I believe, would expand the ADU construction opportunities within the city significantly.

Sincerely,  
Paul K. Blakely



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Virgil <virgilblower@gmail.com>  
To: Patrick.Zenner@como.gov

Wed, May 6, 2026 at 10:16 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
- **(gg) (4) Rear Yard Setback:** Change the proposed verbiage to say "A detached accessory dwelling unit shall be located a minimum of ten (10) feet behind the principal dwelling, a minimum of six (6) feet from any side lot line, and a minimum of ~~fifteen (15) feet~~ **six (6) feet** from a rear lot line..." *Six (6) feet is the current rear yard setback for ADUs in Columbia and has not been shown to be problematic. Increasing this to fifteen (15) feet as proposed will unnecessarily limit the use of underutilized backyards for ADUs. Many states have even less restrictive 4' or 5' rear yard setbacks because they want to encourage, not restrict, land use for ADUs.*
- **(gg) (4) Side Yard Setback on Corner Lots:** Change the proposed verbiage to say "...On corner lots, an accessory dwelling unit shall be set back from side streets not less than twelve and one-half (12.5) feet ~~or the same distance as the principal dwelling on the lot, whichever is greater. Where a principal dwelling already exists on the lot, an accessory dwelling unit shall be set back from side streets the same distance as the principal dwelling on the lot, but no less than six (6) feet.~~" *This minor change will facilitate ADU construction on lots with existing historic houses that may sit closer than 12.5 feet to side streets.*
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With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,

Virgil Blower  
705 Independence St, 65203



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

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## ADU Considerations in Case # 113-2026

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**Ben Burgett** <benb@cmca.us>  
To: Patrick Zenner <Patrick.Zenner@como.gov>

Thu, May 7, 2026 at 10:02 AM

Good morning Pat, this is Ben Burgett, Housing Development Director with CMCA.

I wanted to share my support for the proposed ADU amendments (Case #113-2026) and thank City staff, Council, and the P&Z Commission for continuing to work on housing solutions in Columbia.

From my perspective, ADUs are one of the more realistic ways to add housing stock without major public cost or large-scale redevelopment. Considering the increasingly scarcity of space, allowing ADUs by-right in R-1 districts is a good move and should help make these projects more achievable for property owners.

That said, I do have concerns about a few of the proposed changes that could make ADU construction harder than it needs to be.

For Section (gg)(3), I would encourage the City to keep the current 3,000 square foot minimum lot size instead of increasing it to 5,000 square feet. A lot of existing properties would lose eligibility under the higher requirement, and I'm not sure the added restriction provides much benefit.

For Section (gg)(4), I also believe the current 6-foot rear setback should remain in place rather than increasing it to 15 feet. In practice, the 6-foot setback has worked fine and gives homeowners more flexibility on smaller lots.

I also support adjusting the corner lot setback language to allow ADUs to match the existing principal structure setback, with a minimum of 6 feet. That would help on older lots where homes were built closer to side streets. Had this previously been in place, we wouldn't have went through the variance process and paid an attorney (increased cost) to represent us to build more affordable housing.

Lastly, I would recommend preserving the current ability for detached ADUs to occupy 30% of the rear yard with a 6-foot rear setback under Section (gg)(6). That flexibility can make the difference between a project working or not working financially and physically.

Thank you for your time and consideration.

--

**Benjamin Burgett** • *Weatherization &  
Housing Development Director*

Central Missouri Community Action

807B North Providence | Columbia, MO 65203

P: (573) 777-5263 Ext. 1965



[website](#) | [donate](#) | [map](#)





Patrick Zenner &lt;patrick.zenner@como.gov&gt;

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## ADU POLICY CHANGES

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Mary Clark &lt;clarkmj82@gmail.com&gt;

Thu, May 7, 2026 at 1:13 PM

To: "Patrick.Zenner@como.gov" &lt;Patrick.Zenner@como.gov&gt;

Dear Mr. Zenner,

I am in favor of the recommendations submitted by Adrienne Stolwyk as listed below to promote more affordable housing.

Thank you,

Mary Clark

Concerned Columbia Resident

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**Subject:** Support and Suggestions for ADU policy changes in Case # 113-2026

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
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4 attachments





Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Scott Claybrook <moveforward@arisedwellings.com>  
To: Patrick.Zenner@como.gov

Thu, May 7, 2026 at 6:54 AM

Dear Mr. Zenner,

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Thank you,  
Scott Claybrook  
602 Florence Ave

—  
**Scott Claybrook**  
Arise Dwellings of Mid-Missouri, Inc  
[arisedwellings.com](http://arisedwellings.com) •• [moveforward@arisedwellings.com](mailto:moveforward@arisedwellings.com)

We renovate homes for new homebuyers with built-in equity from day one for the glory of God.

*Arise, shine, for your light has come, and the glory of the LORD rises upon you. For behold, darkness covers the earth, and thick darkness is over the peoples; but the LORD will rise upon you, and His glory will appear over you."*

| Isaiah 60:1-3

*"And I heard a loud voice from the throne saying, 'Behold, the dwelling place of God is with man. He will dwell with them, and they will be his people, and God himself will be with them as their God.'"*

| Revelation 21:3



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

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## ADU support and amendments

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Paula Clayton <junglewheels@gmail.com>  
To: Patrick Zenner <Patrick.Zenner@como.gov>

Wed, May 6, 2026 at 8:25 PM

Hello Patrick!

I'd like to offer out support as well, for the ADU P&Z updates, they sound reasonable and doable 😊:

**Subject:** Support and Suggestions for ADU policy changes in Case # 113-2026

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Thank you,

-- Paula Clayton  
411 McBaine Avenue, CoMo 65203



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

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With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,  
Scott Claybrook  
602 Florence Ave

—  
**Scott Claybrook**  
Arise Dwellings of Mid-Missouri, Inc  
[arisedwellings.com](http://arisedwellings.com) •• [moveforward@arisedwellings.com](mailto:moveforward@arisedwellings.com)

We renovate homes for new homebuyers with built-in equity from day one for the glory of God.

*Arise, shine, for your light has come, and the glory of the LORD rises upon you.  
For behold, darkness covers the earth, and thick darkness is over the peoples;  
but the LORD will rise upon you, and His glory will appear over you."*

| Isaiah 60:1-3

*"And I heard a loud voice from the throne saying, 'Behold, the dwelling place of God is with man.  
He will dwell with them, and they will be his people, and God himself will be with them as their God.'"*

| Revelation 21:3



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## ADU support and amendments

Paula Clayton <junglewheels@gmail.com>  
To: Patrick Zenner <Patrick.Zenner@como.gov>

Wed, May 6, 2026 at 8:25 PM

Hello Patrick!

I'd like to offer out support as well, for the ADU P&Z updates, they sound reasonable and doable 😊:

**Subject:** Support and Suggestions for ADU policy changes in Case # 113-2026

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I support the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

- accessory dwelling unit shall be set back from side streets not less than twelve and one-half (12.5) feet ~~or the same distance as the principal dwelling on the lot, whichever is greater: Where a principal dwelling already exists on the lot, an accessory dwelling unit shall be set back from side streets the same distance as the principal dwelling on the lot, but no less than six (6) feet.~~ *This minor change will facilitate ADU construction on lots with existing historic houses that may sit closer than 12.5 feet to side streets.*
- **(gg) (6) Allow 30% Rear Yard Lot Coverage:** Change the proposed verbiage to say "...In addition, an attached ~~or detached~~ accessory dwelling unit may occupy thirty (30) percent of the rear yard, provided a 15-foot rear yard setback is maintained. ~~A detached accessory dwelling unit may occupy thirty (30) percent of the rear yard, provided a 6-foot rear yard setback is maintained.~~ *This minor change would increase the ability to build attached ADUs in rear yard setbacks, and retain the current ability for detached ADUs to be built up to 6' from the rear property line.*

With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,

-- Paula Clayton  
411 McBaine Avenue, CoMo 65203



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

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## ADU Proposed Changes

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Matthew Copeland &lt;fix.it.matt.como@gmail.com&gt;

Thu, May 7, 2026 at 7:49 AM

To: Patrick.Zenner@como.gov

Hey Pat, Matt Copeland here! Genuinely appreciate your care and concern for our city as you conduct your daily business. Thank you for what you do to make our community stronger.

I am writing to express general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026), along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, facilitate "gentle density", among other housing benefits.

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

(gg) (3) Minimum Lot Area: Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than five thousand (5,000) three thousand (3,000) square feet of lot area..." Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.

(gg) (4) Rear Yard Setback: Change the proposed verbiage to say "A detached accessory dwelling unit shall be located a minimum of ten (10) feet behind the principal dwelling, a minimum of six (6) feet from any side lot line, and a minimum of fifteen (15) feet six (6) feet from a rear lot line..." Six (6) feet is the current rear yard setback for ADUs in Columbia and has not been shown to be problematic. Increasing this to fifteen (15) feet as proposed will unnecessarily limit the use of underutilized backyards for ADUs. Many states have even less restrictive 4' or 5' rear yard setbacks because they want to encourage, not restrict, land use for ADUs.

(gg) (4) Side Yard Setback on Corner Lots: Change the proposed verbiage to say "...On corner lots, an accessory dwelling unit shall be set back from side streets not less than twelve and one-half (12.5) feet or the same distance as the principal dwelling on the lot, whichever is greater. Where a principal dwelling already exists on the lot, an accessory dwelling unit shall be set back from side streets the same distance as the principal dwelling on the lot, but no less than six (6) feet." This minor change will facilitate ADU construction on lots with existing historic houses that may sit closer than 12.5 feet to side streets.

(gg) (6) Allow 30% Rear Yard Lot Coverage: Change the proposed verbiage to say "...In addition, an attached or detached accessory dwelling unit may occupy thirty (30) percent of the rear yard, provided a 15-foot rear yard setback is maintained. A detached accessory dwelling unit may occupy thirty (30) percent of the rear yard, provided a 6-foot rear yard setback is maintained." This minor change would increase the ability to build attached ADUs in rear yard setbacks, and retain the current ability for detached ADUs to be built up to 6' from the rear property line.

With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,  
Matthew Copeland  
[3004 E Henley Dr, Columbia, MO 65202](mailto:fix.it.matt.como@gmail.com)



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Mallory Daily <malloryldaily@gmail.com>  
To: Patrick.Zenner@como.gov

Wed, May 6, 2026 at 9:09 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
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5/7/26, 9:23 AM

City of Columbia, MO Mail - Support and Suggestions for ADU policy changes in Case # 113-2026

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Thank you,

Mallory Daily  
[1000 Prospect St, Columbia, MO 65203](#)



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Planning and zoning amendments (#113-2026)

Mazie Dowdy <maziedowdy@gmail.com>  
 To: "Patrick.Zenner@como.gov" <Patrick.Zenner@como.gov>

Wed, May 6, 2026 at 8:47 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
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- **(gg) (4) Side Yard Setback on Corner Lots:** Change the proposed verbiage to say "...On corner lots, an accessory dwelling unit shall be set back from side streets not less than twelve and one-half (12.5) feet ~~or the same distance as the principal dwelling on the lot, whichever is greater.~~ **Where a principal dwelling already exists on the lot, an accessory dwelling unit shall be set back from side streets the same distance as the principal dwelling on the lot, but no less than six (6) feet.**" *This minor change will facilitate ADU construction on lots with existing historic houses that may sit closer than 12.5 feet to side streets.*
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5/7/26, 9:25 AM

City of Columbia, MO Mail - Planning and zoning amendments (#113-2026)

With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you!

**Mazie Dowdy**

**409 Hirth Ave**



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Abigail Hillman <abigailehillman@gmail.com>  
To: Patrick.Zenner@como.gov

Wed, May 6, 2026 at 5:06 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
- **(gg) (4) Rear Yard Setback:** Change the proposed verbiage to say "A detached accessory dwelling unit shall be located a minimum of ten (10) feet behind the principal dwelling, a minimum of six (6) feet from any side lot line, and a minimum of ~~fifteen (15) feet~~ **six (6) feet** from a rear lot line..." *Six (6) feet is the current rear yard setback for ADUs in Columbia and has not been shown to be problematic. Increasing this to fifteen (15) feet as proposed will unnecessarily limit the use of underutilized backyards for ADUs. Many states have even less restrictive 4' or 5' rear yard setbacks because they want to encourage, not restrict, land use for ADUs.*
- **(gg) (4) Side Yard Setback on Corner Lots:** Change the proposed verbiage to say "...On corner lots, an accessory dwelling unit shall be set back from side streets not less than twelve and one-half (12.5) feet ~~or the same distance as the principal dwelling on the lot, whichever is greater.~~ **Where a principal dwelling already exists on the lot, an accessory dwelling unit shall be set back from side streets the same distance as the principal dwelling on the lot, but no less than six (6) feet.**" *This minor change will facilitate ADU construction on lots with existing historic houses that may sit closer than 12.5 feet to side streets.*
- **(gg) (6) Allow 30% Rear Yard Lot Coverage:** Change the proposed verbiage to say "...In addition, an attached ~~or detached~~ accessory dwelling unit may occupy thirty (30) percent of the rear yard, provided a 15-foot rear yard setback is maintained. ~~A detached accessory dwelling unit may occupy thirty (30) percent of the rear yard, provided a 6-foot rear yard setback is maintained.~~" *This minor change would increase the ability to build attached ADUs in rear yard setbacks, and retain the current ability for detached ADUs to be built up to 6' from the rear property line.*

With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,  
Abigail Hillman  
2907 Bluegrass Ct, Columbia, MO 65201



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## ADU Amendments

Sarah Medcalf <sarahbmedcalf@gmail.com>  
To: Patrick.Zenner@como.gov

Thu, May 7, 2026 at 8:25 AM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
- **(gg) (4) Rear Yard Setback:** Change the proposed verbiage to say "A detached accessory dwelling unit shall be located a minimum of ten (10) feet behind the principal dwelling, a minimum of six (6) feet from any side lot line, and a minimum of ~~fifteen (15) feet~~ **six (6) feet** from a rear lot line..." *Six (6) feet is the current rear yard setback for ADUs in Columbia and has not been shown to be problematic. Increasing this to fifteen (15) feet as proposed will unnecessarily limit the use of underutilized backyards for ADUs. Many states have even less restrictive 4' or 5' rear yard setbacks because they want to encourage, not restrict, land use for ADUs.*
- **(gg) (4) Side Yard Setback on Corner Lots:** Change the proposed verbiage to say "...On corner lots, an accessory dwelling unit shall be set back from side streets not less than twelve and one-half (12.5) feet ~~or the same distance as the principal dwelling on the lot, whichever is greater.~~ **Where a principal dwelling already exists on the lot, an accessory dwelling unit shall be set back from side streets the same distance as the principal dwelling on the lot, but no less than six (6) feet.**" *This minor change will facilitate ADU construction on lots with existing historic houses that may sit closer than 12.5 feet to side streets.*
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Thank you,  
Sarah Medcalf  
116 N Glenwood Ave, 65203  
Sent from my iPhone



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Lindsey Saunders <lindsey.saunders@gmail.com>  
To: Patrick.Zenner@como.gov

Thu, May 7, 2026 at 8:35 AM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits my architect has recommended to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density". My neighborhood association has heard general support for more density in our neighborhood, but have often wondered how to make that happen. Improving ADU policy will help.

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians, including in my neighborhood. I support most of the proposed amendments because they make ADUs easier to permit and construct.

I agree with Ms Stolwyk's recommendations for amendments that help facilitate ADUs.  
We suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
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Thank you,  
lindsey saunders  
508 Westridge Dr



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Whitney Schmidt <whitney.elle@gmail.com>  
 To: "Patrick.Zenner@como.gov" <Patrick.Zenner@como.gov>

Wed, May 6, 2026 at 4:37 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

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5/7/26, 9:36 AM

City of Columbia, MO Mail - Support and Suggestions for ADU policy changes in Case # 113-2026

in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,

Whitney Schmidt  
[921 S Greenwood Ave](#)  
[Columbia, MO 65203](#)



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Gabe Stanley <gabe@alpinebuilders.org>  
 Reply-To: gabe@alpinebuilders.org  
 To: "Patrick.Zenner@como.gov" <Patrick.Zenner@como.gov>

Wed, May 6, 2026 at 4:28 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
- **(gg) (4) Rear Yard Setback:** Change the proposed verbiage to say "A detached accessory dwelling unit shall be located a minimum of ten (10) feet behind the principal dwelling, a minimum of six (6) feet from any side lot line, and a minimum of ~~fifteen (15) feet~~ **six (6) feet** from a rear lot line..." *Six (6) feet is the current rear yard setback for ADUs in Columbia and has not been shown to be problematic. Increasing this to fifteen (15) feet as proposed will unnecessarily limit the use of underutilized backyards for ADUs. Many states have even less restrictive 4' or 5' rear yard setbacks because they want to encourage, not restrict, land use for ADUs.*
- **(gg) (4) Side Yard Setback on Corner Lots:** Change the proposed verbiage to say "...On corner lots, an accessory dwelling unit shall be set back from side streets not less than twelve and one-half (12.5) feet ~~or the same distance as the principal dwelling on the lot, whichever is greater.~~ **Where a principal dwelling already exists on the lot, an accessory dwelling unit shall be set back from side streets the same distance as the principal dwelling on the lot, but no less than six (6) feet.**" *This minor change will facilitate ADU construction on lots with existing historic houses that may sit closer than 12.5 feet to side streets.*
- **(gg) (6) Allow 30% Rear Yard Lot Coverage:** Change the proposed verbiage to say "...In addition, an attached ~~or detached~~ accessory dwelling unit may occupy thirty (30) percent of the rear yard, provided a 15-foot rear yard setback is maintained. ~~A detached accessory dwelling unit may occupy thirty (30) percent of the rear yard, provided a 6-foot rear yard setback is maintained.~~" *This minor change would increase the ability to build attached ADUs in rear yard setbacks, and retain the current ability for detached ADUs to be built up to 6' from the rear property line.*

With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,

**Gabe**  
**Sales/Design**  
**Alpine Builders**



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Offering Input on ADU Ordinance Changes

Jane Williams <janew@lovecolumbia.org>  
 To: "Patrick.Zenner@CoMo.gov" <Patrick.Zenner@como.gov>

Wed, May 6, 2026 at 7:01 PM

Hi Mr. Zenner,

This is Jane Williams, offering some thoughts as a concerned citizen and member of our local affordable housing coalition. We have long supported changes to make it easier to build ADUs in Columbia and often collaborate with individuals in the community to promote this type of new building.

I am writing to express general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026), along

with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City

to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed

amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I

suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

list of 4 items

- (gg) (3) Minimum Lot Area: Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than

five thousand (5,000) three thousand (3,000) square feet of lot area..." Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify

lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.

- (gg) (4) Rear Yard Setback: Change the proposed verbiage to say "A detached accessory dwelling unit shall be located a minimum of ten (10) feet behind

the principal dwelling, a minimum of six (6) feet from any side lot line, and a minimum of fifteen (15) feet six (6) feet from a rear lot line..." Six

(6) feet is the current rear yard setback for ADUs in Columbia and has not been shown to be problematic. Increasing this to fifteen (15) feet as proposed

will unnecessarily limit the use of underutilized backyards for ADUs. Many states have even less restrictive 4' or 5' rear yard setbacks because they want

to encourage, not restrict, land use for ADUs.

- (gg) (4) Side Yard Setback on Corner Lots: Change the proposed verbiage to say "...On corner lots, an accessory dwelling unit shall be set back from

side streets not less than twelve and one-half (12.5) feet or the same distance as the principal dwelling on the lot, whichever is greater. Where a principal

dwelling already exists on the lot, an accessory dwelling unit shall be set back from side streets the same distance as the principal dwelling on the lot,

but no less than six (6) feet." This minor change will facilitate ADU construction on lots with existing historic houses that may sit closer than 12.5

feet to side streets.

- (gg) (6) Allow 30% Rear Yard Lot Coverage: Change the proposed verbiage to say "...In addition, an attached or detached accessory dwelling unit may occupy

thirty (30) percent of the rear yard, provided a 15-foot rear yard setback is maintained. A detached accessory dwelling unit may occupy thirty (30) percent

of the rear yard, provided a 6-foot rear yard setback is maintained." This minor change would increase the ability to build attached ADUs in rear yard

setbacks, and retain the current ability for detached ADUs to be built up to 6' from the rear property line.

list end

With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed

since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,

Jane Williams

*Stay fascinated!*

Jane Williams, MSW

Executive Director

573-256-7662 ext.144

573-673-2220 cell



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

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## ADU Proposed Changes

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Matthew Copeland &lt;fix.it.matt.como@gmail.com&gt;

Thu, May 7, 2026 at 7:49 AM

To: Patrick.Zenner@como.gov

Hey Pat, Matt Copeland here! Genuinely appreciate your care and concern for our city as you conduct your daily business. Thank you for what you do to make our community stronger.

I am writing to express general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026), along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, facilitate "gentle density", among other housing benefits.

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

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With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,  
Matthew Copeland  
[3004 E Henley Dr, Columbia, MO 65202](mailto:fix.it.matt.como@gmail.com)



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Mallory Daily <mallorydaily@gmail.com>  
To: Patrick.Zenner@como.gov

Wed, May 6, 2026 at 9:09 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

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5/7/26, 9:23 AM

City of Columbia, MO Mail - Support and Suggestions for ADU policy changes in Case # 113-2026

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Thank you,

Mallory Daily  
[1000 Prospect St, Columbia, MO 65203](#)



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Planning and zoning amendments (#113-2026)

Mazie Dowdy <maziedowdy@gmail.com>  
 To: "Patrick.Zenner@como.gov" <Patrick.Zenner@como.gov>

Wed, May 6, 2026 at 8:47 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

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5/7/26, 9:25 AM

City of Columbia, MO Mail - Planning and zoning amendments (#113-2026)

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Thank you!

**Mazie Dowdy**  
**409 Hirth Ave**



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## ADU proposed changes

Katie Dunne <katiedunne42@gmail.com>  
To: Patrick.Zenner@como.gov

Thu, May 7, 2026 at 1:12 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am in the process of closing on a small home in central Columbia and one of the main selling points of the home for me was that it sits on a lot zoned R-2. I would like to build a small ADU on this site for my college age son (when he is home on breaks), to rent to a local graduate student in the future, and, I hope, to serve as a small home for myself as I age. I am still learning all the ins and outs of ADUs in Columbia, but wanted to write with some requests.

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

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With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you for your work on the commission and for considering this request.

Sincerely,  
Katie Dunne

current address  
6802 Stanwood Dr.  
Columbia, MO 65203

address as of 5/15/26  
708 Donnelly Ave.  
Columbia, MO 65203

--  
Katie Dunne  
katiedunne42@gmail.com



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Abigail Hillman <abigailehillman@gmail.com>  
To: Patrick.Zenner@como.gov

Wed, May 6, 2026 at 5:06 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

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Thank you,  
Abigail Hillman  
2907 Bluegrass Ct, Columbia, MO 65201



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

steve hollis <stevhollis@hotmail.com>

Wed, May 6, 2026 at 5:40 PM

To: "patrick.zenner@como.gov" <patrick.zenner@como.gov>

Cc: City of Columbia Ward 5 <ward5@como.gov>, City of Columbia Mayor <mayor@como.gov>

**Subject:** Support and Suggestions for ADU policy changes in Case # 113-2026

Hi Pat. Hope all is well.

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

We recently bought a home in Salt Lake City and were pleasantly surprised by how incredibly easy the ADU process is there. If you haven't seen their ADU ordinances and policies, I highly recommend you check them out.

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

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Respectfully Submitted,  
Steve Hollis  
[2401 Lynnwood Dr.](#)  
Columbia, MO 65203

Get [Outlook for iOS](#)



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## ADU Policy changes for Case# 113-2026

Robyn Lefler <robyn@weicherthob.com>  
To: "Patrick.Zenner@como.gov" <Patrick.Zenner@como.gov>

Thu, May 7, 2026 at 3:59 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
- **(gg) (4) Rear Yard Setback:** Change the proposed verbiage to say "A detached accessory dwelling unit shall be located a minimum of ten (10) feet behind the principal dwelling, a minimum of six (6) feet from any side lot line, and a minimum of ~~fifteen (15) feet~~ **six (6) feet** from a rear lot line..." *Six (6) feet is the current rear yard setback for ADUs in Columbia and has not been shown to be problematic. Increasing this to fifteen (15) feet as proposed will unnecessarily limit the use of underutilized backyards for ADUs. Many states have even less restrictive 4' or 5' rear yard setbacks because they want to encourage, not restrict, land use for ADUs.*
- **(gg) (4) Side Yard Setback on Corner Lots:** Change the proposed verbiage to say "...On corner lots, an accessory dwelling unit shall be set back from side streets not less than twelve and one-half (12.5) feet ~~or the same distance as the principal dwelling on the lot, whichever is greater.~~ **Where a principal dwelling already exists on the lot, an accessory dwelling unit shall be set back from side streets the same distance as the principal dwelling on the lot, but no less than six (6) feet.**" *This minor change will facilitate ADU construction on lots with existing historic houses that may sit closer than 12.5 feet to side streets.*
- **(gg) (6) Allow 30% Rear Yard Lot Coverage:** Change the proposed verbiage to say "...In addition, an attached ~~or detached~~ accessory dwelling unit may occupy thirty (30) percent of the rear yard, provided a 15-foot rear yard setback is maintained. ~~A detached accessory dwelling unit may occupy thirty (30) percent of the rear yard, provided a 6-foot rear yard setback is maintained.~~" *This minor change would increase the ability to build attached ADUs in rear yard setbacks, and retain the current ability for detached ADUs to be built up to 6' from the rear property line.*

With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,  
Robyn Lefler  
8301 Hwy 40 West  
Columbia, MO 65202  
[robyn@weicherthob.com](mailto:robyn@weicherthob.com)



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

savannah Maginness <savannahmaginness@hotmail.com>  
To: "Patrick.Zenner@como.gov" <Patrick.Zenner@como.gov>

Thu, May 7, 2026 at 1:19 PM

Dear Mr. Zenner,

I would like to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, but have learned of a few suggested edit that I agree would consistently reduce restrictions on ADU construction and positively benefit our community.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or take away current ability to build ADUs on some properties. This includes backtracking on ADU policy that is already working which may restrict ADUs from fitting into existing neighborhood character. The following suggested edits would maintain current setback restriction in many places while allowing ADUs to be built on more properties. I appreciate your time and consideration (all sections reference the proposed changes to UDC Sec 29-3.3):

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
- **(gg) (4) Rear Yard Setback:** Change the proposed verbiage to say "A detached accessory dwelling unit shall be located a minimum of ten (10) feet behind the principal dwelling, a minimum of six (6) feet from any side lot line, and a minimum of ~~fifteen (15) feet six (6) feet~~ from a rear lot line..." *Six (6) feet is the current rear yard setback for ADUs in Columbia and has not been shown to be problematic. Increasing this to fifteen (15) feet as proposed will unnecessarily limit the use of underutilized backyards for ADUs. Many states have even less restrictive 4' or 5' rear yard setbacks because they want to encourage, not restrict, land use for ADUs.*
- **(gg) (4) Side Yard Setback on Corner Lots:** Change the proposed verbiage to say "...On corner lots, an accessory dwelling unit shall be set back from side streets not less than twelve and one-half (12.5) feet ~~or the same distance as the principal dwelling on the lot, whichever is greater.~~ Where a principal dwelling already exists on the lot, an accessory dwelling unit shall be set back from side streets the same distance as the principal dwelling on the lot, but no less than six (6) feet." *This minor change will facilitate ADU construction on lots with existing historic houses that may sit closer than 12.5 feet to side streets.*
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With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,  
Savannah Maginness  
305 Alexander Ave



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## ADU Amendments

Sarah Medcalf <sarahbmedcalf@gmail.com>  
To: Patrick.Zenner@como.gov

Thu, May 7, 2026 at 8:25 AM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

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With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,  
Sarah Medcalf  
116 N Glenwood Ave, 65203  
Sent from my iPhone



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Tony Minnick <minnick.anthony@gmail.com>  
To: Patrick.Zenner@como.gov

Thu, May 7, 2026 at 11:54 AM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

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Thank you,  
Tony Minnick  
[1000 Prospect St., Columbia, MO 65203](https://www.columbia.mo.gov/1000-Prospect-St.-Columbia-MO-65203)

--  
*Tony Minnick*  
Columbia, MO



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Tony Rigdon <Tony@chapmanhvac.com>  
To: "Patrick.Zenner@como.gov" <Patrick.Zenner@como.gov>

Thu, May 7, 2026 at 2:12 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

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Thank you,  
Tony Rigdon

[213 W Forest Ave](#)  
Columbia MO, 65203

Tony Rigdon  
Home Performance Specialist  
573-445-4489  
573-445-3607 fax  
[www.chapmanhvac.com](http://www.chapmanhvac.com)



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Lindsey Saunders <lindsey.saunders@gmail.com>  
To: Patrick.Zenner@como.gov

Thu, May 7, 2026 at 8:35 AM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits my architect has recommended to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density". My neighborhood association has heard general support for more density in our neighborhood, but have often wondered how to make that happen. Improving ADU policy will help.

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians, including in my neighborhood. I support most of the proposed amendments because they make ADUs easier to permit and construct.

I agree with Ms Stolwyk's recommendations for amendments that help facilitate ADUs.  
We suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
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With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,  
lindsey saunders  
508 Westridge Dr



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Whitney Schmidt <whitney.elle@gmail.com>  
 To: "Patrick.Zenner@como.gov" <Patrick.Zenner@como.gov>

Wed, May 6, 2026 at 4:37 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
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5/7/26, 9:36 AM

City of Columbia, MO Mail - Support and Suggestions for ADU policy changes in Case # 113-2026

in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,

Whitney Schmidt  
[921 S Greenwood Ave](#)  
[Columbia, MO 65203](#)



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

erin sehorn <esehorn@gmail.com>  
To: Patrick.Zenner@como.gov

Thu, May 7, 2026 at 10:36 AM

Dear Mr. Zenner,

We are writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

As you probably know, we are big fans of ADU's, increasing the availability of affordable housing, infilling or "gentle density" and of course aging-in-place, intergenerational living!

We are grateful to City Council, staff, and P&Z commissioners for their work on this matter.

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. After going through the process of paperwork, meeting with Planning and Zoning, and then again with City Council, we would love to see the process for permits and construction of ADU's be easier, which these amendments appear to do. Not everyone is fortunate enough to understand this whole process or have Adrienne Stolwyk hold their hands through the process!

We agree with her edits below when it comes to some additional ways to make things easier.  
(all sections reference the proposed changes to UDC Sec 29-3.3):

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
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We are SO THANKFUL to the P&Z commissioners for all that you do. Yesterday at our project on Glenwood Ave, the garage was razed, so we are moving forward with our ADU project.

Thank you,  
Erin Sehorn, Brian Rogers, Kitty Rogers  
1201 Torrey Pines Dr  
Columbia, MO



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## ADU ordinances for Case # 113-2026

Dan Shifley <dan@dogwoodsolar.com>  
To: Patrick.Zenner@como.gov

Thu, May 7, 2026 at 12:56 PM

Dear Mr. Zenner,

I believe ADUs are a great way to increase affordable housing stock in Columbia. Better utilizing existing land and infrastructure within the City limits is a net benefit to the affordable housing challenges many communities face.

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
- **(gg) (4) Rear Yard Setback:** Change the proposed verbiage to say "A detached accessory dwelling unit shall be located a minimum of ten (10) feet behind the principal dwelling, a minimum of six (6) feet from any side lot line, and a minimum of ~~fifteen (15) feet~~ **six (6) feet** from a rear lot line..." *Six (6) feet is the current rear yard setback for ADUs in Columbia and has not been shown to be problematic. Increasing this to fifteen (15) feet as proposed will unnecessarily limit the use of underutilized backyards for ADUs. Many states have even less restrictive 4' or 5' rear yard setbacks because they want to encourage, not restrict, land use for ADUs.*
- **(gg) (4) Side Yard Setback on Corner Lots:** Change the proposed verbiage to say "...On corner lots, an accessory dwelling unit shall be set back from side streets not less than twelve and one-half (12.5) feet ~~or the same distance as the principal dwelling on the lot, whichever is greater.~~ **Where a principal dwelling already exists on the lot, an accessory dwelling unit shall be set back from side streets the same distance as the principal dwelling on the lot, but no less than six (6) feet.**" *This minor change will facilitate ADU construction on lots with existing historic houses that may sit closer than 12.5 feet to side streets.*
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With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thanks,  
Dan

Dan Shifley  
Owner | Master Electrician  
Dogwood Solar  
O: 573-447-6527

[dan@dogwoodsolar.com](mailto:dan@dogwoodsolar.com)

NABCEP Certified PV Installation Professional™

*"Helping our clients make the BRIGHT choice"*



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Gabe Stanley <gabe@alpinebuilders.org>  
 Reply-To: gabe@alpinebuilders.org  
 To: "Patrick.Zenner@como.gov" <Patrick.Zenner@como.gov>

Wed, May 6, 2026 at 4:28 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

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Thank you,

**Gabe**  
**Sales/Design**  
**Alpine Builders**



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Advocating for ADU policy with some suggested edits

Adrienne Stolwyk <adrienne@monarch-architecture.com>  
To: Patrick Zenner <Patrick.Zenner@como.gov>

Thu, May 7, 2026 at 10:34 AM

Hello Pat,

I am generally very supportive of the proposed ADU changes on the 5/7 P&Z agenda this evening. I would like to advocate for the edits below. I uploaded a short presentation that I would like to make tonight to illustrate some of these points. I am also attaching it to this email.

- **(gg) (3) Minimum Lot Area:** Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ **three thousand (3,000)** square feet of lot area..." *Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*
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Thank you to you, your staff, and the commission for all your work on this policy!

Best regards,  
Adrienne Stolwyk

Adrienne Stolwyk, R.A, LEED AP  
(she/her)  
816-694-1439  
[www.monarch-architecture.com](http://www.monarch-architecture.com)



**5\_7\_26 ADU presentation.pdf**  
1180K

# THANK YOU!!!

- Most of the proposed ADU changes will make it easier to build ADUs!
- I oppose restrictions that make the ADU ordinance more restrictive



# Suggested changes:

- **(gg) (3) Minimum Lot Area:**

"The lot upon which the accessory dwelling unit is located shall contain no less than ~~five thousand (5,000)~~ three thousand (3,000) square feet of lot area..."

*Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.*

# Suggested changes:

- **(gg) (4) Rear Yard Setback:**

"A detached accessory dwelling unit shall be located a minimum of ten (10) feet behind the principal dwelling, a minimum of six (6) feet from any side lot line, and a minimum of ~~fifteen (15) feet~~ **six (6) feet** from a rear lot line..."

*Six (6) feet is the current rear yard setback for ADUs in Columbia and has not been shown to be problematic. Increasing this to fifteen (15) feet as proposed will unnecessarily limit the use of underutilized backyards for ADUs. Many states have even less restrictive 4' or 5' rear yard setbacks because they want to encourage, not restrict, land use for ADUs.*



Approx Location of ADU Under Construction

Existing Garage

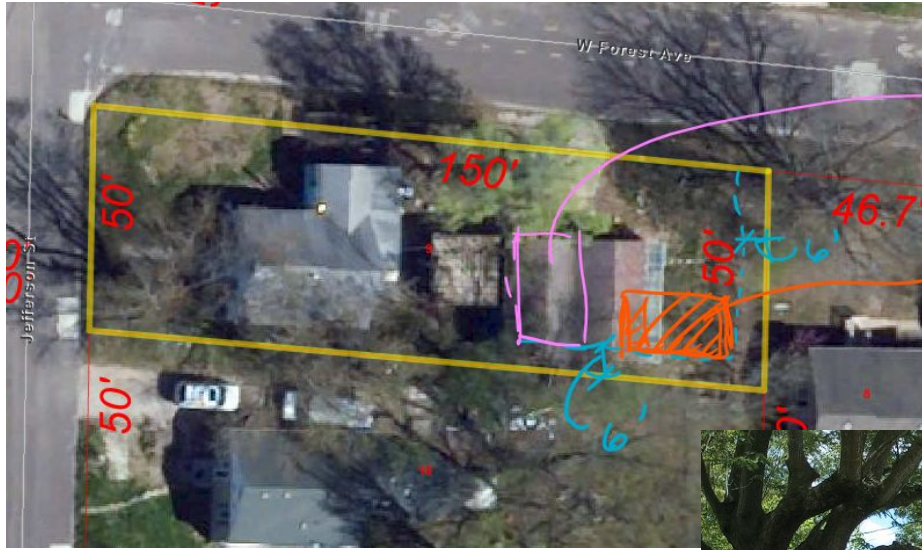
This ADU is < 15' from the rear property line.

Is this a problem?



New ADU

205 E. Sexton



portion of existing garage remaining

ADU recently completed

This ADU is < 15' from the rear property line.

Why would we want to discourage this?



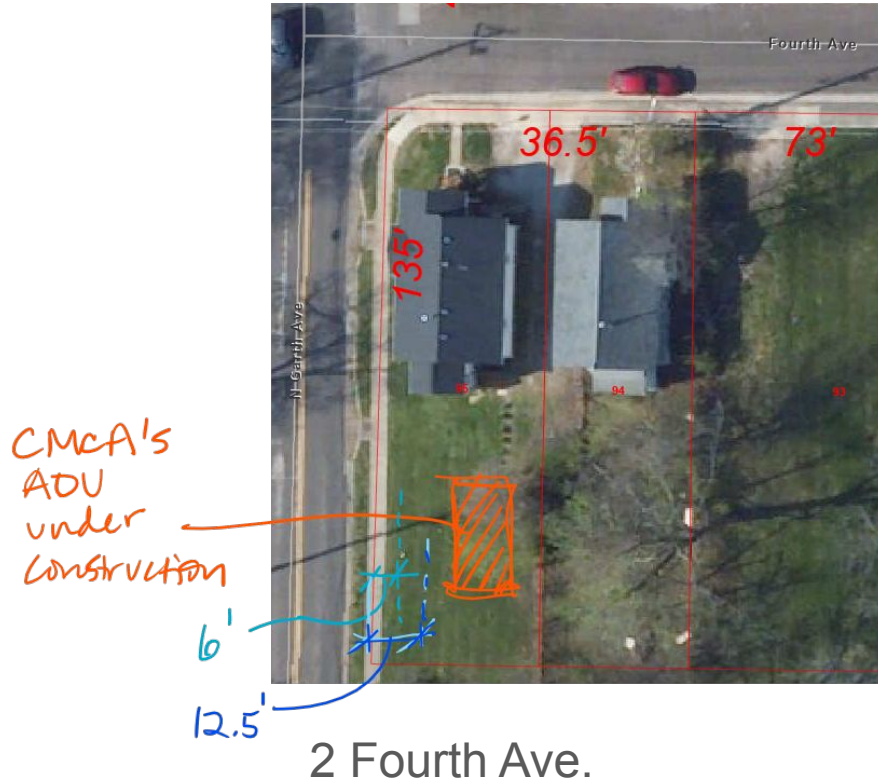
1014 Jefferson St.

# Suggested changes:

- **(gg) (4) Side Yard Setback on Corner Lots:**

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*This minor change will facilitate ADU construction on lots with existing historic houses that may sit closer than 12.5 feet to side streets.*



What would be the harm in allowing this ADU 6' from the side street?

The primary residence is < 6' from the property line.

# Suggested changes:

- **(gg) (6) Allow 30% Rear Yard Lot Coverage:**

"...In addition, an attached ~~or detached~~ accessory dwelling unit may occupy thirty (30) percent of the rear yard, provided a 15-foot rear yard setback is maintained. **A detached accessory dwelling unit may occupy thirty (30) percent of the rear yard, provided a 6-foot rear yard setback is maintained.**"

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Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Support and Suggestions for ADU policy changes in Case # 113-2026

Peggy Vorwald <PVorwald@hotmail.com>  
To: "Patrick.Zenner@como.gov" <Patrick.Zenner@como.gov>

Thu, May 7, 2026 at 1:01 PM

Dear Mr. Zenner,

I am writing to express **general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026)**, along with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

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Thank you,

Peggy Vorwald  
1013 Falcon Drive  
Columbia MO 65201  
314-283-8320



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

## Offering Input on ADU Ordinance Changes

Jane Williams <janew@lovecolumbia.org>  
 To: "Patrick.Zenner@CoMo.gov" <Patrick.Zenner@como.gov>

Wed, May 6, 2026 at 7:01 PM

Hi Mr. Zenner,

This is Jane Williams, offering some thoughts as a concerned citizen and member of our local affordable housing coalition. We have long supported changes to make it easier to build ADUs in Columbia and often collaborate with individuals in the community to promote this type of new building.

I am writing to express general support for the Planning & Zoning Commission's proposed ADU (Accessory Dwelling Unit) amendments (Case # 113-2026), along

with a few suggested edits to consistently reduce restrictions on ADU construction.

I am grateful to City Council, staff, and P&Z commissioners for their work on this matter. Encouraging ADU construction is a low-cost way for the City

to increase affordable housing stock, enable aging-in-place, and facilitate "gentle density".

Allowing ADUs by-right in R-1 zones is a great change that would make ADU construction much more feasible for many Columbians. I support most of the proposed

amendments because they make ADUs easier to permit and construct.

However, I am concerned that some of the proposed changes would make ADU construction more difficult or backtrack on ADU policy that is already working. I

suggest the following edits (all sections reference the proposed changes to UDC Sec 29-3.3):

list of 4 items

- (gg) (3) Minimum Lot Area: Change the proposed verbiage to say "The lot upon which the accessory dwelling unit is located shall contain no less than

five thousand (5,000) three thousand (3,000) square feet of lot area..." Increasing this threshold from the current 3,000 sf limit to 5,000 sf will disqualify

lots that currently qualify to build an ADU by-right. This would have no known benefit to the City.

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the principal dwelling, a minimum of six (6) feet from any side lot line, and a minimum of fifteen (15) feet six (6) feet from a rear lot line..." Six

(6) feet is the current rear yard setback for ADUs in Columbia and has not been shown to be problematic. Increasing this to fifteen (15) feet as proposed

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feet to side streets.

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of the rear yard, provided a 6-foot rear yard setback is maintained." This minor change would increase the ability to build attached ADUs in rear yard

setbacks, and retain the current ability for detached ADUs to be built up to 6' from the rear property line.

list end

With these suggested adjustments, Columbia's ordinance would consistently ease ADU restrictions. Columbia has seen a very modest number of ADUs constructed

since the ADU policy was enacted in 2014. For us to see any real uptick in ADU permits, we need to loosen ADU restrictions, not tighten them.

Thank you,

Jane Williams

*Stay fascinated!*

Jane Williams, MSW

Executive Director

573-256-7662 ext.144

573-673-2220 cell



Patrick Zenner &lt;patrick.zenner@como.gov&gt;

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**Case #113-2026**

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**LW Const** <lwconst@gmail.com>  
To: Patrick.Zenner@como.gov

Thu, May 7, 2026 at 1:52 PM

**Subject:** Support for ADU policy changes in Case # 113-2026

Dear Mr. Zenner,

I support the Planning & Zoning Commission's proposed Accessory Dwelling Unit (ADU) amendments (Case # 113-2026).

However, I think the amendments should be less restrictive to open up more opportunity for this benign form of infill development. Two reasons come to mind.

The first is that ADUs uniquely solve part of the housing shortage problem we find ourselves in because of their low-impact nature. They make use of existing utility infrastructure and established rights-of-way for those utility corridors. They don't require subdivision development costs or land acquisition. We know we need more housing of varied types and lower development threshold costs to build more housing units. I firmly believe that ADUs are part of the answer to that dilemma.

The second is that ADUs provide a small scale economic opportunity to folks who aren't in the development sector where costs of getting into that business are substantial. They have the ground, the situation is nearby making it manageable, and it has a built in development cap of one additional structure per lot. Those who have lots that meet requirements get one shot at being a micro-scale developer and then they can enjoy an economic benefit if they choose to rent the unit. Doing this opens up pathways to housing creation that are currently limited by demands for returns associated with large scale development. Nobody is building subdivisions for fun, if investors can generate better returns with their investment capital doing anything else, no housing gets built. It's a precarious economic structure to rely on when it comes to putting roofs over heads. The answer is to diversify housing creation opportunity and in my view, ADUs are part of the solution.

That said, I firmly support making ADUs a by-right option in R-1 and other compatible zoning classes. To expand this opportunity in an equitable sense, I support the text changes to proposed amendments submitted by Adrienne Stolwyk. I won't reproduce those edits here as I am sure you've had opportunity to review them in her email to the commission. I just want to make sure that you know I agree with Adrienne's point of view on this matter and I support her request to edit the proposed amendments as she has thoroughly outlined.

I appreciate the hard work you and your staff put in to bettering Columbia for its citizens. I'm thankful for the tireless involvement of the commissioners in providing valuable knowledge & understanding in an immense variety of land use cases. I actually enjoy attending commission work sessions, I always come away with better insight into how things work.

All my best,  
Louis Wilson  
404 West Broadway

Wilson Consultation LLC