



Date: September 1, 2023
To: Planning and Zoning Commission Members
From: Patrick R. Zenner, Development Services Manager
Re: UDC Text Change – Substandard R-1, R-2, and R-MF lots

This topic was previously discussed at the Commission’s July 6, 2023 work session. At that meeting the structure and content of the proposed text change was agreed upon and action to move forward was discussed. Due to other pressing matters, the text change was put on hold and was not advertised for a public hearing pending staff’s review of several technical issues. The technical concerns discussed at the July 6 meeting have been reviewed and the content of the proposed text change has been modified as a result.

Discussion of this matter at the September 1 work session is to inform the Commission of the changes to the text since the July 6 work session in advance of a scheduled public hearing on this matter at the Commission’s Regular October 5, 2023 meeting. The proposed changes since the July 6 work session include the following:

1. Revisions to the new definition for “*lot, substandard*”; and
2. Modification of the proposed new dimensional standards applicable to **existing** substandard lots required to be platted to be considered “legal lots” that would appear in section 29-4.1(b) [Special Dimensional Standards or Measurements] of the UDC. The changes proposed eliminate provisions pertaining to maximum lot area, maximum lot width, and alternate setback standards. Side-margin notes within the attached text change provide rationale for such changes.

Finally, consideration relating to the need to eliminate the current UDC provisions pertaining to “substandard lots” within section 29-6.5(c)(1) were reviewed. After review, it was determined that such provisions would be preserved as written given such provisions pertain to lots that are considered “**legal**”. Such lots would be subject to all underlying dimensional standards of the district within which they were located except for their non-conformance (i.e. lot width or area).

The purpose of this proposed change is to allow **existing** substandard lots that are not deemed “**legal**” a path to become legal. Doing so requires establishing the narrowest width and smallest lot area possible such that these lots can be platted. If approved, this text change would apply to only **existing** substandard lots not **new** lots. Newly created lots would be required to meet minimum zoning district requirements or be authorized by the Board of Adjustment.

Staff looks forward to our upcoming discussion. Should you have questions please let me know.

[Building & Site](#) • [CATSO](#) • [Housing Programs](#) • [Neighborhood Services](#) • [Planning](#) • [Volunteer Programs](#)

 573.874.7474 Service Counter
573.874.7239 Administrative Offices

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

 CoMo.gov
CoMo.gov/community-development

Our vision: Columbia is the best place for everyone to live, work, learn and play.