

## 29-4.4 Parking and Loading<sup>660</sup>

### (a) Applicability<sup>661</sup>

#### (1) General Requirements

- (i) The standards of this Section 29-4.4 shall apply to all development and redevelopment, unless specifically excepted or modified by another provision of this Code.
- (ii) Required off-street parking areas in existence on November 19, 2001, shall not be reduced below, or if already less than, shall not be further reduced below, the requirements for such use as would be required for the use as a new use of a building, structure or premises under the provisions of this section.

#### (2) Exceptions<sup>662</sup>

##### (i) M-DT District<sup>663</sup>

- (A) Development and redevelopment in the M-DT district is exempt from the minimum parking requirements in Table 4.4-1.
- (B) Residential development and redevelopment in the M-DT district shall provide one-quarter of one (0.25) parking space per bedroom. This requirement can be satisfied on the site or within one-half (0.5) mile of the site.
- (C) If on-site parking is provided, it shall meet all other requirements of this Section 4.4 and may not be located forward to the Parking Setback Line pursuant to the Building Form Standards in Section 29-4.2.
- (D) On-street parking shall meet the on-street parking requirements in Section 29-4.2(f)(iv).

##### (ii) Small Lots<sup>664</sup>

- (A) No off-street parking shall be required for any non-residential primary use on a lot in any Mixed Use District that is smaller than ten thousand (10,000) square feet where no portion of the front lot line is located within one hundred (100) feet of a Residential district.

<sup>660</sup> Carries forward current Sec. 29-30(Off-street parking and loading regulations) as base text, with substantial revisions as noted.

<sup>661</sup> New subsection that carries forward the general applicability and exceptions in current Sec. (a)(General Requirements) separately. Existing Sec. (a)(7) providing penalties for parking on residential yards and Sec. (a)(8) allowing the director to issue temporary use permits for this parking have been relocated to Chapter 5 (Procedures and Enforcement). Temporary use parking areas have been covered in Chapter 3 (Permitted Uses).

<sup>662</sup> Rewrites Current Sec. 29-30(2)(Exceptions to off-street parking and loading requirements). Planned district exceptions are also clarified. The existing code requires off-street/on-site parking for all development, except in existing C-2. Because of the introduction of the new MU districts, to implement Columbia Imagined, more exceptions to the off-street parking requirement are included.

<sup>663</sup> New subsection that aligns with the interim C-2 ordinance parking requirement to address parking spillover into adjacent residential neighborhoods and references other parking requirements found in Sec. 29-4.2

<sup>664</sup> New subsection.

(B) No off-street parking shall be required for any building in any Mixed Use district that contains has a non-residential primary use, and contains less than ten thousand (10,000) square feet of gross floor area, provided no portion of the front lot line of the property containing that building is located within one hundred (100) feet of a Residential district.

(iii) **Planned Development**<sup>665</sup>

The off-street parking requirements of this section shall serve as the standard from which to request different parking requirements for a proposed use in a PD (Planned Development) district. Following approval of a PD district that is subject to an approved site plan with parking requirements that differ from those in this Section 29-4.4, the requirements of this Section shall not apply to property located in that district. If an approved planned zoning district site plan is silent on any aspect of parking addressed by this section, the provisions of this section shall apply to that aspect of parking.

(iv) **Historic Properties**<sup>666</sup>

- (A) No new on-site parking shall be required for the redevelopment of Historic Structures.
- (B) If an existing Historic Structure has on-site parking, this parking must be retained and conform with the City's current parking improvement standards (e.g., be paved), unless the Director determines that compliance is impracticable or would compromise the historic character of the property or area.

**(3) Residential Districts**<sup>667</sup>

The following standards apply in all residential districts:

- (i) No ~~garage other than a private detached~~ garage shall be located nearer than twenty (20) feet to the front lot line or behind the building front, whichever is greater.<sup>668</sup>
- (ii) Parking spaces for residential and non-residential uses, other than single-family and two-family dwellings, shall not be located in the required front yard.<sup>669</sup>
- (iii) Required parking spaces may be tandem spaces to serve one- and two-family dwellings only, as exhibited in the Figure 4.4-1.<sup>670</sup>

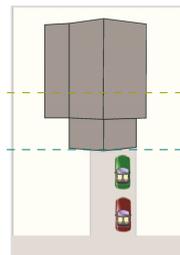


Figure 4.4-1: Tandem Parking

**Comment [PRZ153]:** Text removed for clarity

**Comment [S154]:** This belongs in Bulk Regs or Exceptions & Encroachments section. We think this intends to require garages to be placed behind the building front and no nearer than 20 ft from the front lot line, whichever is greater. Rewrite to make sense.

<sup>665</sup> Section simplified to delete “phase-in” provisions related to adoption of ordinance in 2001, to clarify that these standards are the starting point for requesting modified parking standards in a planned district, and to clarify that standards in an approved planned development apply where they conflict with standards in this section.

<sup>666</sup> New provision to promote historic preservation.

<sup>667</sup> Current Sec. 29-30(6).

<sup>668</sup> Since Module 3, this text has replaced a 60 foot minimum garage setback requirement.

<sup>669</sup> Revised to clarify that this provision applies to all uses other than 1 and 2 family dwellings.

<sup>670</sup> Simplified for clarity.

**(4) Change in Permitted Use<sup>671</sup>**

- (i) When the intensity of use of any legally established building, structure or premises is increased resulting in a net increase of gross floor area or any other unit of measurement specified herein for determining required parking areas, parking spaces and any other facilities as required herein shall be provided for such increase in intensity of use.
- (ii) Whenever the type of use of a building, structure or premises is changed to a new type of use permitted by this UDO, parking spaces and areas shall be provided as required by the provisions of this section for such new type of use.
- (iii) Notwithstanding the provisions of subsections (i) and (ii) above, a permitted use that does not meet the parking requirements of this section may be converted to another permitted use without full compliance with the required number of parking spaces provided:
  - (A) The amount of parking available is at least seventy-five (75) percent of the parking required for the new use in Table 4.4-1.
  - (B) The applicant provides the maximum number of parking spaces able to be accommodated on the site while complying with all other provisions of this Code and without being required to remove or partially remove an existing structure.

**(b) Parking Requirements<sup>672</sup>**

**(1) Required Parking Spaces**

The minimum and maximum off-street parking requirements for all uses allowed by this Code are listed in Table 4.4-1.

**(2) Accessible Parking<sup>673</sup>**

Within the requirements of Table 4.4-1, accessible parking shall be provided for all multi-family and non-residential uses as required by the Americans with Disabilities Act (ADA).

<sup>671</sup> Subsections (i) and (ii) were relocated from general provisions of current parking regulations. Subsection (iii) inserts flexibility to promote reinvestment, reduce variance requests, and simplify administration.

<sup>672</sup> Revises Current Sec. 29-30(b)(Parking Requirements) considerably, to reduce required off-street parking where possible. Existing Table 29-30(b)(1) has been carried forward, with the new uses identified in the Module 1 Permitted Use Table. The City's current parking requirements are listed in the second column and revised or new standards are provided in the third column for comparison purposes during the City's review of the proposed standards. Prior to Code adoption, the current standards column will be deleted.

<sup>673</sup> New provision, per Detailed Outline, to ensure legal consistency with federal law.

Table 4.4 – 1: Minimum Required Off-Street Parking (and Maximum Permitted Off-Street Parking for Selected Uses) <sup>674</sup> sf = square feet; gfa = gross floor area		
New Category	Current Standard	Proposed Standard
<b>RESIDENTIAL USES</b>		
<b>Household Living</b>		
Dwellings, One-Family Detached	2 spaces/dwelling	2 spaces/dwelling unit
Dwelling, One-Family Attached	2 spaces/dwelling unit	
Dwelling, Two-Family	2 spaces/unit for two-family units having up to 2 bedrooms; three spaces/unit in two-family units of 3 or more bedrooms	
<del>Dwelling, Co-Housing Project</del>		1 space/dwelling unit
Dwelling, Live-Work		
Dwelling, Multi-family	1.0 spaces/dwelling unit for "efficiency" apartment (i.e., units without a separate bedroom); 1.5 spaces/dwelling unit for 1 bedroom units; 2 spaces/dwelling unit for 2 bedroom units; 2.5 spaces/dwelling for 3 or more bedroom units; In addition to required parking for residents, 1 space/5 dwelling units will be required for visitor parking	1 space/dwelling unit containing 2 or fewer bedrooms; and 1.5 space/dwelling unit containing more than 2 bedrooms; and 1 space/10 dwelling units for visitor parking
Manufactured Home Park	2 space/dwelling unit	2 spaces/dwelling unit
Second Primary Dwelling Unit		1 space/dwelling unit
<b>Group Living</b>		
Boardinghouse	1 space/2 occupants the building is ultimately designed to accommodate	1 space/3 guests design capacity
Continuing Care Retirement Community	1 space/4 beds plus 1 space/employee <sup>675</sup>	1 space/ 3 habitable units

**Comment [PRZ155]:** Use removed

**Comment [CES156]:** May need to revert back to existing. Not enough parking for student type parking in proposed.

<sup>674</sup> Parking standards based on experience in other cities, and to remove employee-based standards and other standards that are hard track and enforce over time as employment varies.

<sup>675</sup> Current standard for Nursing Homes and Residential Care Facilities

**Table 4.4 – 1: Minimum Required Off-Street Parking  
 (and Maximum Permitted Off-Street Parking for Selected Uses)<sup>674</sup>**  
 sf = square feet; gfa = gross floor area

New Category	Current Standard	Proposed Standard
Dormitory/Fraternity/Sorority	1 space/2 occupants the building is ultimately designed to accommodate Community development director may reduce requirements for dorms by not more than 20% during such periods students are not permitted autos.	Dormitory: 1 space/ 1,000 sf gfa Fraternity/Sorority: 1 space/person capacity of permanent sleeping facilities.
Group Care Home, Large	1 space/unit <sup>676</sup>	1 space/ 2 beds design capacity
Group Home, Small	1 space/unit <sup>677</sup>	
Halfway House	1 space/2 occupants the building is designed to accommodate <sup>678</sup>	
Residential Care Facility	1 space/4 beds plus 1 space/employee	1 space/ 6 beds, but not less than 2 spaces <sup>679</sup>
Temporary Shelter	1 space/employee plus 1 space/every 4 occupants the shelter is designed to accommodate	1 space per 4 occupants design capacity.
<b>PUBLIC and INSTITUTIONAL USES<sup>680</sup></b>		
<b>Adult and Child Care</b>		
Adult Day Care Center Family Day Care Center	1 space/employee plus either of the following: 1) 2 parking spaces for the first 10 adults plus 1 parking space for every 10 additional adults, or fraction thereof, for whom care is provided; OR 2) A drive through facility with adequate "pullover" space out of the flow of driveway traffic for 2 additional vehicles. <sup>681</sup>	1 space/ 800 sf gfa plus 2 additional spaces or "pull-over" space for 2 vehicles out of the flow of driveway traffic.

**Comment [PRZ157]:** Proposed standards are more significant than multi-family. Existing parking standards should be carried forward in UDO

<sup>676</sup> Current requirement for elderly and handicapped housing.

<sup>677</sup> Current requirement for elderly and handicapped housing.

<sup>678</sup> Current requirement for boardinghouse or rooming house.

<sup>679</sup> Revised from 1 space/9 beds in prior draft in response to public comment.

<sup>680</sup> Utilities and Communications uses have been eliminated from the parking chart because their parking requirements are covered by the Public Service Facility requirement (1 space/300 sf gfa) within this use category. The City did not have existing parking requirements for these uses.

<sup>681</sup> Current day care facility standard modified to refer to adults rather than children.

**Table 4.4 – 1: Minimum Required Off-Street Parking  
 (and Maximum Permitted Off-Street Parking for Selected Uses)<sup>674</sup>**  
 sf = square feet; gfa = gross floor area

New Category	Current Standard	Proposed Standard
<b>Community Service</b>		
Assembly or Lodge Hall	1 space/4 seats or occupants <sup>682</sup> 1 space/200 sq. ft. of assembly area <sup>683</sup>	1 space/200 sf gfa
Cemetery or Mausoleum		No requirement
Community/Recreation Center		1 space / 500 sf gfa
Elementary School	Elementary schools—1 space/employee plus 1 space/15 students; Middle schools and junior high schools—1 space/employee plus 1 space/10 students; Senior high school - 1 space/employee plus 1 space/4 students;	1 space / 10 seats in the auditorium or main assembly room, or 1 space/ classroom, whichever is greater
Secondary School (middle and high)	Middle schools and junior high schools—1 space/employee plus 1 space/10 students; Senior high school - 1 space/employee plus 1 space/4 students;	1 space / 6 seats in the main auditorium or 3 spaces/ classroom, whichever is greater.
Funeral Home or Mortuary	1 space/5 seats in largest chapel plus 1 space/employee plus 1 space for each facility vehicle	1 space/ 6 seats or per 200 sf gfa in main assembly area, whichever is greater
Higher Education Institution	1 space/5 classroom seats	1 space/ 500 sf gfa of office, research, and library area plus 1 space/ 200 sf gfa of auditorium space
Hospital	1 space/bed for first 100 beds; 1 space/2 beds for next 100 beds; 1 space/4 beds thereafter	1 space/ 500 sf gfa
Museum or Library	1 space/1,000 sq. ft.	1 space/ 1,000 sf gfa
Police or Fire Station		No requirement
Public Service Facility	1 space/300 sf <sup>684</sup>	1 space/ 300 sf gfa

**Comment [CES158]:** Parking Table generally lists all uses from Permitted Use Table. Several uses don't have parking. Should these uses be list as "No Requirement" or just remove. From Parking Table?

**Comment [PRZ159]:** Parking Table generally lists all uses from Permitted Use Table. Several uses don't have parking. Should these uses be list as "No Requirement" or just remove. From Parking Table?

<sup>682</sup> Auditorium or assembly hall requirement.

<sup>683</sup> Lodge or private club requirement.

<sup>684</sup> Current professional and business office requirement b/c Public Service Facility combines "government buildings and facilities" and "public administration buildings."

**Table 4.4 – 1: Minimum Required Off-Street Parking  
 (and Maximum Permitted Off-Street Parking for Selected Uses)<sup>674</sup>**  
 sf = square feet; gfa = gross floor area

New Category	Current Standard	Proposed Standard
Public Park, Playground	1 space/5,000 sq. ft. of land area	Park/Playground: 1 space/5,000 sq. ft. of land area; Playfield (e.g., baseball, soccer): 20 spaces/field (min.)
Golf Course		1 space / 400 sq. ft. of clubhouse area or 6 spaces / hole, whichever is greater
Religious Institution	1 space/4 seats in sanctuary or other assembly area	1 space/ 6 seats or per 200 sf main assembly area, whichever is greater
Reuse of Place of Public Assembly		No requirement
<b>COMMERCIAL and INDUSTRIAL USES</b>		
<b>Agricultural &amp; Animal Related</b>		
Agriculture		No requirement
Farmer’s Market		1 space/booth; host property parking may apply if farmer’s market does not leave host use deficient
Greenhouse or Plant Nursery		1 space/ 1,000 sf gfa
Pet Store or Pet Grooming		1 space/ 300 sf gfa
Urban Agriculture		No requirement
Veterinary Hospital	1 space/300 sq. ft.	1 space/ 400 sf gfa
<b>Food &amp; Beverage Service</b>		
Bar or Nightclub	1 space/100 sq. ft.	1 space/ 150 sf gfa
Restaurant (no drive-through)	1 space/100 sq. ft.	1 space/ 150 sf gfa
Restaurant (with drive-through)	1 space/100 sq. ft.; Drive-throughs also required to have 4 stacking spaces/window	1 space/ 200 sf gfa Refer to Table 4.4-3 for drive-through stacking space requirements
<b>Guest Accommodations</b>		
Bed and Breakfast	1 space/guest room plus 2 parking spaces/dwelling unit	1 space/ manager + 1 space/ dwelling unit

**Comment [CES160]:** Parking Table generally lists all uses from Permitted Use Table. Several uses don’t have parking. Should these uses be list as “No Requirement” or just remove. From Parking Table?

**Comment [PRZ161]:** Clarify language. May be unnecessary as shared parking agreement requirements would apply.

**Comment [PRZ162]:** Should this be consistent with other medical offices? Would increase parking requirement to 1 space/200 sf gfa.

Table 4.4 – 1: Minimum Required Off-Street Parking (and Maximum Permitted Off-Street Parking for Selected Uses) <sup>674</sup> sf = square feet; gfa = gross floor area		
New Category	Current Standard	Proposed Standard
Hotel or motel	1 space/room plus 1 space/20 rooms (to accommodate motel/hotel staff) plus 75% of the normal spaces required for accessory uses (e.g. banquet rooms, meeting rooms, restaurants, etc.) if applicable.	2 spaces/ 3 guest rooms + 1 space/ 200 sf gfa in all accessory uses including restaurants and meeting rooms
Travel Trailer Park		1 space / 1,500 sf of land area
<b>Office</b>		
Commercial or Trade School	1 space/employee station plus 1 space/each 5 students except nursery schools which require 1 space/employee or teacher station	1 space/ 400 sf of enclosed floor space
Office	Banks - Walk-in facility: 1 space/250 sq. ft.; Drive-thru facility: 1 space/300 sq. ft. plus 3 stacking spaces for each drive-up window; Medical office: 1 space/each 200 sq. ft.; Office: 1 space/300 sq. ft.	1 space/ 300 sf gfa (General) <sup>685</sup> 1 space/ 200 sf gfa (Medical)
Research and Development Laboratory		1 space/ 600 sf gfa
Wholesale Sales Offices and Sample Room		1 space/ 600 sf gfa
<b>Personal Services</b>		
Personal Services, General	Barber and beauty shop: 2 spaces/chair or operator station; Dry cleaning/laundry: 1 space/300 sf	1 space/ 400 sf gfa
Self-service Storage Facilities	1 space/20 rental units plus 2 spaces for the "office"; Rows between storage buildings shall be designed to allow for simultaneous vehicle parking and passage.	1 space/ 20 storage units
Tree or Landscaping Service		1 space/ 1,000 sf gfa

<sup>685</sup> Revised from 1/400 sf in prior draft per public comment.

**Table 4.4 – 1: Minimum Required Off-Street Parking  
 (and Maximum Permitted Off-Street Parking for Selected Uses)<sup>674</sup>**  
 sf = square feet; gfa = gross floor area

New Category	Current Standard	Proposed Standard
<b>Recreation &amp; Entertainment<sup>686</sup></b>		
Indoor Recreation or Entertainment  Physical Fitness Center	5 spaces/lane; Other uses (bar, restaurant, etc.) figured separately at 75% of the parking required (Bowling Alley); 1 space/4 seats (Movie Theater); 1 space/300 sq. ft. (Indoor Recreation Facilities); 1 space/300 sq. ft. (Pool halls); 1 space/200 sq. ft. (Skating Rinks); 1 space/150 sq. ft. (Physical Fitness Center); 1 parking space for each 200 sq. ft. of water surface area; provided, however, additional spaces shall be required when pool amenities are included at the same rate as for outdoor swimming pools, as well as when the following other amenities are included: aerobics floor or cardiovascular room—1 space for each 100 sq. ft., weight room—1 space for each 150 sq. ft., lounge or office area—1 space for each 200 sq. ft., other useable activity areas—1 space for each 300 sq. ft.; and  b. The number of parking spaces shall be reduced by 20% if use of at least 25% of the pool is regularly devoted to training or therapy. (Indoor Swimming Pools)	General: 1 space/ 400 sf gfa Indoor Theater: 1 space per each 6 seats design capacity
Indoor Entertainment, Adult		1 space/ 400 sf gfa

<sup>686</sup> The “Private recreation facility” use included in Module 1 has been deleted from this Parking Table and the Permitted Use Table because it is covered by the indoor and outdoor recreation and entertainment categories.

**Table 4.4 – 1: Minimum Required Off-Street Parking  
 (and Maximum Permitted Off-Street Parking for Selected Uses)<sup>674</sup>**  
 sf = square feet; gfa = gross floor area

New Category	Current Standard	Proposed Standard
Outdoor Recreation or Entertainment	Driving Range: 1 space/tee box; Golf Course: 4 spaces/hole; Miniature Golf (1 space/hole); Parks & playgrounds (1 space/ 5,000 sf of land area); Rifle, pistol, and archery ranges: 1 space/station; Stadiums: 1 space/4 seats; Outdoor pools: 1 parking space for each 150 sq. ft. of water surface area; provided, however, additional spaces shall be required when the following amenities are included: water slide (10 feet or taller)—7 spaces for each slide; diving board—2 spaces for each board; zero depth entry—1 space for each 15 lineal feet; concession stand—3 spaces; tennis, basketball or volleyball court—2 spaces for each court; and b. The number of spaces shall be reduced by 20% if use of the pool is restricted to residents of the subdivision in which the pool is located or if use of at least 25% of the pool is regularly devoted to training or therapy; Tennis Courts: 2 spaces/court.	General: 1 space/ 5,000 sf of land area, or 1 space/ 3 person design capacity, whichever is less; Swimming Pools: 1 space / 200 sf of pool surface area
Theater, Drive-In		No requirement
<b>Retail</b>		
Alcoholic Beverage Sale	1 space/200 sq. ft.	1 space/ 300 sf gfa
Retail, General, Small Retail, Adult, Small	1 space/200 sq. ft. <sup>687</sup>	1 space/ 300 sf gfa

<sup>687</sup> Current requirement for apparel & accessory stores . . . , computer supply, convenience store, drug store, dry goods, fabric store, office supply, and sporting goods.

Table 4.4 – 1: Minimum Required Off-Street Parking (and Maximum Permitted Off-Street Parking for Selected Uses) <sup>674</sup> sf = square feet; gfa = gross floor area		
New Category	Current Standard	Proposed Standard
Retail, General, Large Retail, Adult, Large	1 space/250 sq. ft. plus 1 space/1,000 sq. ft. of outdoor sales area (Building Materials, Hardware, Garden Supplies); 1 space/200 sq. ft. (Department Store) 1 space/400 sq. ft. (Furniture, Appliance, Home furnishings); First 200,000 sq. ft. of gross floor area (GFA)—1 space/250 sq. ft.; Over 200,000 sq. ft. of GFA—1 space/200 sq. ft. (Shopping Center); 1 space/200 sq. ft. (Supermarket, food and beverage).	1 space/ 400 sf gfa
<b>Vehicles &amp; Equipment</b>		
Car Wash	4 stacking and drying spaces/stall	2 stacking/drying spaces/stall
Heavy Vehicle and Equipment Sales, Rental, and Servicing	1 space/400 sq. ft. of floor area plus 1 space/3,000 sq. ft. of open lot display area <sup>688</sup> ; 1 space/employee plus 4 spaces/service bay; Inoperable vehicles shall not occupy required parking <sup>689</sup>	1 space/ 1,000 sf gfa <sup>690</sup>
Light Vehicle Sales or Rental	1 space/400 sq. ft. of floor area plus 1 space/3,000 sq. ft. of open lot display area <sup>691</sup> ; 1 space/200 sf. <sup>692</sup>	1 space/ 500 sf gfa
Light Vehicle Service or Repair	1 space/200 sq. ft.; spaces at fuel pump islands will be counted toward this requirement <sup>693</sup>	1 space/ 500 sf gfa
Parking Lot, Commercial		
Parking Structure, Commercial		

<sup>688</sup> Current requirement for auto, boat, truck, and mobile home sales and service.

<sup>689</sup> Current requirement for auto repair, major.

<sup>690</sup> Heavy vehicle parking is revised to allow half the amount of light vehicle parking because heavy vehicle operations generally have fewer employees per vehicle.

<sup>691</sup> Current requirement for auto, boat, truck, and mobile home sales and service.

<sup>692</sup> Current requirement for auto accessory stores.

<sup>693</sup> Current requirement for auto service stations and auto accessory stores.

Table 4.4 – 1: Minimum Required Off-Street Parking (and Maximum Permitted Off-Street Parking for Selected Uses) <sup>674</sup> sf = square feet; gfa = gross floor area		
New Category	Current Standard	Proposed Standard
<b>INDUSTRIAL USES<sup>694</sup></b>		
<b>Commercial Services</b>		
Heavy Commercial Services	The greater of 1 space/employee for the sum of the two largest consecutive shifts plus 1 space/vehicle used in the conduct of business OR 1 space/600 sq. ft. of floor area <sup>695</sup>	1 space/ 750 sf gfa
Mechanical and Construction Contractors		1 space/ 1,000 sf gfa
Warehousing and Storage	Warehouse: 1 space/2,000 sf of floor area;	1 space/ 2,000 sf gfa
Wholesale Distribution	Wholesale distribution: 1 space/1,000 sf.	1 space/ 2,000 sf gfa
<b>Manufacturing, Production, and Extraction</b>		
Artisan Industry	The greater of 1 space/employee for the sum of the two largest consecutive shifts plus 1 space/vehicle used in the conduct of business OR 1 space/600 sq. ft. of floor area. <sup>696</sup>	1 space/ 1,000 sf gfa
Bakery		
Heavy Industry		
Light Industry		
Machine Shop		
Mine or Quarry		No requirement
<b>Transportation</b>		
Airport		As determined by the Columbia Regional Airport management
Bus Barn or Lot		No requirement
Bus Station		
Rail or Truck Freight Terminal		
<b>Waste &amp; Salvage</b>		
Sanitary Landfill		No requirement
Automobile Wrecking and Junk Yard		

**Comment [S163]:** Suggest “No requirement” or establishing a concrete standard.

**Comment [PRZ164]:** Parking Table generally lists all uses from Permitted Use Table. Several uses don’t have parking. Should these uses be list as “No Requirement” or just remove. From Parking Table?

**Comment [PRZ165]:** Parking Table generally lists all uses from Permitted Use Table. Several uses don’t have parking. Should these uses be list as “No Requirement” or just remove. From Parking Table?

<sup>694</sup> The current code only provides one general requirement for manufacturing/industrial uses, which has been plugged into the current standards generally, if applicably.

<sup>695</sup> Current requirement for Manufacturing/Industrial Uses.

<sup>696</sup> Current requirement for Manufacturing/Industrial Uses.

Table 4.4 – 1: Minimum Required Off-Street Parking (and Maximum Permitted Off-Street Parking for Selected Uses) <sup>674</sup> sf = square feet; gfa = gross floor area		
New Category	Current Standard	Proposed Standard
<b>ACCESSORY USES</b>		
Accessory Dwelling Units	1 space/ dwelling unit for accessory dwelling units having up to 2 bedrooms; 2 spaces/dwelling unit of accessory dwelling units having 3 or more bedrooms	1 space/ dwelling unit for accessory dwelling units having up to 2 bedrooms <sup>697</sup>
Drive-Up/Through Facility	Drive-thru facility: 1 space/300 sq. ft. plus 3 stacking spaces for each drive-up window	No requirement. Refer to Table 4.4-3 for drive-through stacking space requirements
All other accessory uses <sup>698</sup>		No requirement
<b>TEMPORARY USES</b>		
Temporary Construction Yard or Office		2 spaces
Temporary Real Estate Sales/Leasing Office		2 spaces
All other temporary uses		No Requirement

**Comment [PRZ166]:** Removed as unnecessary based upon reference to Table 4.4-3

**Comment [PRZ167]:** Parking Table generally lists all uses from Permitted Use Table. Several uses don't have parking. Should these uses be list as "No Requirement" or just remove. From Parking Table?

**Comment [PRZ168]:** Parking Table generally lists all uses from Permitted Use Table. Several uses don't have parking. Should these uses be list as "No Requirement" or just remove. From Parking Table?

**(c) Other Parking Requirements<sup>699</sup>**

For any uses not listed in Table 4.4-1, the required minimum number of off-street parking spaces shall be determined by the Director based on the anticipated use and anticipated neighborhood and traffic congestion impacts.

**(d) Parking Alternatives<sup>700</sup>**

The Director may approve applications containing alternatives to providing the number of off-street parking spaces required by Table 4.4-1, in accordance with the following standards.

**(1) Transit Incentives<sup>701</sup>**

- (i) The minimum number of off-street parking spaces required for any development or redevelopment of lands located within one-quarter (¼) mile of the City of Columbia

<sup>697</sup> Corrected in response to public comment.

<sup>698</sup> All accessory uses without parking requirements have been consolidated into one category.

<sup>699</sup> Revises current Sec. 29-30(c) for clarity and removes the two parking space (min) requirement.

<sup>700</sup> New section that groups existing alternative parking provisions together, with noted revisions for clarity.

<sup>701</sup> Carries Current Sec. 29-30(d) forward with additional transit incentives to encourage development along the COMO Connect bus routes.

transit center or transit lines that serve as a connection point for at least fourth other transit lines, may be reduced by twenty (20) percent.<sup>702</sup> The most recent COMO connect map can be accessed on the City's website or at the Community Development Department.

**Comment [PRZ169]:** Text added for clarity and to reduce potential future needs for amendments if CoMo Connect Routes change. This provision will need to be cross-referenced in M-N and M-C districts for Pedestrian and Transit options.

- (ii) The minimum number of off-street parking spaces required for any development or redevelopment of lands zoned M-N (pedestrian) or M-C (transit), may be reduced by thirty (30) percent. This reduction may not be combined with the reductions in subsection (i) above.<sup>703</sup>
- (iii) Upon application of the owner, the parking requirement of a building or use may be reduced by five (5) percent for lots or tracts of two (2) acres or more located on a transit route that provide, at the owner's cost, transit pull-offs and transit rider shelters of a type and location acceptable to the City.<sup>704</sup>
- (iv) If an existing transit route, center, or zoning district is eliminated or changed in location, any development approved and built in conformance with this Section 29-4.4 shall not be deemed nonconforming in terms of required parking.<sup>705</sup>

## (2) Shared Parking<sup>706</sup>

The Director may approve joint parking facilities for development or uses with different operating hours or different peak business periods, if the shared parking complies with the following standards:

### (i) Location<sup>707</sup>

Shared parking facilities may be located on the same site as the proposed uses or within six hundred (600) feet, as measured along the roadway frontage(s) to the center of the parcels upon which the uses are located and have their primary entrance, if the uses are not on the same parcel. Off-site shared parking facilities shall be connected by sidewalks.

**Comment [PRZ170]:** Text revised to provide clarity on how location distance is measured and to require off-site facilities to be connected by sidewalks.

### (ii) Shared Parking Facility Parking Space Reduction<sup>708</sup>

Where a joint parking facility meets the location requirement of this Section, the total off-site parking required for those uses may be reduced by the factors shown in Table 4.4-2. Total off-street parking required shall be the sum of the two parking requirements for the two uses divided by the factors for that combination of uses shown in Table 4.4-2. If more than two (2) uses share a parking lot or structure, the required parking shall be calculated by applying Table 4.4-2 to the two (2) uses with the largest parking requirements and then adding the required parking for the additional uses.

<sup>702</sup> New provision.

<sup>703</sup> New provision

<sup>704</sup> Current Sec. 29-30(d).

<sup>705</sup> New provision.

<sup>706</sup> Carries forward current 29-30(e) with more objective standards. Current Sec. 29-30(f)(Location of Facilities) – which defines mixed use parking as the “sum of the individual requirements” was deleted.

<sup>707</sup> New provision.

<sup>708</sup> New subsection to make current shared parking standard more objective.

**Table 4.4-2: Shared Parking Reduction Factors**

Property Use	Residential	Public and Institutional	Food, Beverage, and Indoor Entertainment, Lodging, or Religious Assembly	Retail Sales and Personal Services	Office & Other Commercial
Residential					
Public and Institutional	1.1				
Food, Beverage, and Indoor Entertainment, Lodging or Religious Assembly	1.1	1.2			
Retail Sales and Personal Services	1.2	1.3	1.3		
Office & Other Commercial	1.3	1.5	1.7	1.2	

(iii) **Additional Sharing Permitted**<sup>709</sup>

As an alternative to the parking reduction factors in Table 4.4-2, the Director may allow the following reductions in required parking:

- (A) Up to fifty (50) percent of the parking spaces required for food, beverage, and indoor entertainment uses located within six hundred (600) feet of a non-residential use that is not normally open, used, or operated during the same hours; and
- (B) Up to one hundred (100) percent of parking spaces required for religious assembly uses located within six hundred (600) feet of a non-residential use that is not normally open, used, or operated during the same hours.

(iv) **Agreements**<sup>710</sup>

If the Director determines that there is significant doubt that shared parking facilities will remain available for the uses they serve, and the loss of those shared parking

<sup>709</sup> New provision to address community inquiries about the shared use of church parking lots.

<sup>710</sup> Clarifies existing Sec. 29-30(e)(3) and allows the Director to not require an agreement if risks of the loss of shared parking are not significant. Strict agreement requirements often result in property owners not using shared parking provisions and are difficult to enforce.

spaces would cause significant neighborhood impacts or traffic congestion, the Director may require a written agreement assuring the continued availability of the shared parking spaces for the uses they serve. If required by the Director, the agreement shall be on a form approved by the City Counselor and shall be filed with the application for a building permit.

**(3) Credit for Public Parking<sup>711</sup>**

Some or all of the required off-street parking spaces for a non-residential use may be waived by the Director if publicly owned off-street parking is located within a one thousand (1,000) foot walking distance from the main entrance of the proposed use, and the Director also determines that adequate parking spaces are available within the publicly owned parking area to accommodate the anticipated use.

**(4) Credit for On-Street Parking<sup>712</sup>**

The Director may credit on-street parking spaces against required off-street parking requirements if the on-street spaces are located within two hundred (250) feet of an entry of the building in which the use is located, if the Director determines that those parking spaces are frequently available for residents, patrons, or employees of the proposed use and structure.

**Comment [PRZ171]:** Staff recommends that this provision be eliminated due to its subjectivity and possible difficulty in verification without added traffic monitoring. If it remains, recommend that the Director of Public Works make final determination of need as well as require that a formal evaluation procedure be required.

**(5) Additional Parking Reductions<sup>713</sup>**

The Director may allow an additional reduction in the required number of parking spaces (less than what may be determined using the adjusted off-street parking calculations in subsections (1)-(4) above) if the applicant submits a parking demand study, prepared in accordance with guidelines promulgated by the Director, by a qualified parking or traffic consultant, documenting the basis for granting a reduced number of spaces, and the Director determines the study accurately reflects the parking demand for the use or structure.

**(e) Maximum Parking Limit<sup>714</sup>**

(1) In the Mixed Use districts, no single building that contains more than fifty thousand (50,000) square feet of gross floor area, in which a single-user or multiple users operate a use listed in the Retail, Office, or Personal Service categories in Table 29-3.1 (Permitted Use Table), may provide on-site automobile parking in an amount greater than one hundred twenty-five (125) percent of the minimum amount required by Table 4.4-1.

In the M-DT districts, maximum on-site parking is limited to one hundred twenty-five (125) percent of the minimum amount required for the same use in other Mixed Use districts, even though those minimums do not apply to the M-DT district.

**(f) Location and Use of Parking Facilities<sup>715</sup>**

<sup>711</sup> New subsection.

<sup>712</sup> New subsection.

<sup>713</sup> New subsection.

<sup>714</sup> New standard that applies the maximums to the M-DT district, even though the minimums do not apply there.

### (1) Location

- (i) All required parking shall be provided on the lot(s) where the principal use is located unless otherwise provided by this UDO.
- (ii) Off-street automobile parking facilities required by this section for all non-residential uses may be located either on the premises of the parking generator or within one thousand (1,000) feet of the non-residential use.
- (iii) In the M-N zone district, on-site parking for non-residential uses shall not be located closer to the primary street frontage of the lot than the front façade of the principal structure, except for one double-loaded row of parking, which may be located between the front building façade and the front lot line, if it is not located in a required front yard area. The option to include one (1) double-loaded row of parking in this location is not available on properties where the applicant has selected to use the “pedestrian” dimensional standards shown in Sections 29-2.2(b)(2) (M-N District) and 29-4.1 (Dimensional Standards).<sup>716</sup>
- (iv) No portion of an off-street parking facility shall be located in a public street or sidewalk, parkway, alley, or other public right-of-way.<sup>717</sup>
- (v) In a residential district, no paved driveway or outdoor parking area shall be permitted to cover more than thirty (30) percent or 500 square feet, whichever is greater, of any required front yard or required rear yard area. The thirty (30) percent limit shall include areas included in driveways.<sup>718</sup>

**Comment [PRZ172]:** New language added to clarify that all parking is required on-site unless otherwise allowed to be located elsewhere.

**Comment [CES173]:** Addresses needing to have a minimum amount of pavement available for minimum sized lots.

### (2) Use

- (i) Land used for off-site parking for a non-residential generating use shall not be located in a residential zone district, unless that generating use is a Permitted Use or Conditional Use in that residential zone district.
- (ii) Off-street parking spaces shall not be used for the sale, repair, dismantling, or servicing of any vehicles, or equipment.<sup>719</sup>

### (3) Use of Yards<sup>720</sup>

- (i) No vehicle shall be parked in a required front or side yard except on a permitted driveway. A permitted driveway is a driveway that leads to the front or rear of the building or to a permitted accessory building (garage) attached or detached from the principal structure and maintained in accordance with the City’s property maintenance standards.

<sup>715</sup>Current Sec. 29-30(g) presented in two subsections and list form for clarity. Provision (g)(3) regarding ADA sidewalks has been relocated to parking design standards. New provisions are noted.

<sup>716</sup> New provision.

<sup>717</sup> New provision.

<sup>718</sup> New provision.

<sup>719</sup> New provision. Since Module 3, wording revised to avoid conflict with outdoor sale provisions.

<sup>720</sup> New subsection and all new provisions to address neighborhood concerns about cars parked on yards. Replaces provisions of Sec. 29-30(a)(7).

- (ii) A permitted driveway may include a defined area for parking adjacent and attached to the driveway provided such extension does not occupy any part of a required front or side yard and complies with all provisions of Section 29-4.9(d) & (e). The extension must be paved in a material similar to that of the rest of the driveway
- (iii) Parking of vehicles in a direction perpendicular to the driveway is prohibited, except in the rear yard.
- (iv) In residential districts, rear yards may be used for open parking of automobiles, including trailers and similar type vehicles, on an approved dust-free surface, subject to the use of a screening device not less than four feet nor more than six (6) feet in height.<sup>721</sup>
- (v) The Director may issue a temporary permit to allow parking that does not meet the requirements of subsections (i) through (iv) under Sec. 29-5.4 (g) (Temporary Parking Permits).<sup>722</sup>

**Comment [PRZ174]:** Text added for clarity to address concerns about extensions being located in a required yard area and to ensure screening standards were referenced.

**(g) Parking Design Standards<sup>723</sup>**

The design of required off-street and open parking areas and spaces shall meet the following standards:

**(1) Residential Setback<sup>724</sup>**

No parking shall be permitted within six (6) feet of an adjoining lot containing a single- or two-family use, except as otherwise provided by this Code.

**(2) Grades, Drainage, and Curbs<sup>725</sup>**

- (i) Parking areas shall be designed to assure positive drainage, but shall not exceed a slope of ten (10) percent;
- (ii) Approach driveways which do not serve directly abutting parking spaces may be designed to a slope of up to fifteen (15) percent, if accompanied by appropriate landing grades and vertical curves at points of transition;
- (iii) Storm drainage control and facilities shall be designed to satisfy the requirements of the storm drainage standards of the City.
- (iv) Curb islands or wheel stops may be installed for drainage control, and for vehicular channelization and lane control; provided, that in parking areas of more than one hundred (100) spaces, curbing or similar measures shall be required to assure safe and proper control of vehicular and pedestrian movements.

<sup>721</sup> Revised to address concern that vehicles parked on lawns contribute to soil erosion. Revised since Module 3 to avoid reference to International Property Maintenance Code and to remove requirement for a landscaped strip, since provisions of Section 29-4.5 (Landscaping and Screening) apply.

<sup>722</sup> Added since previous draft to carry over flexibility from current Sec. 29-30(a)(7).

<sup>723</sup> Current Sec. 29-30(h)(Improvement of Parking Areas) renamed and reorganized for clarity.

<sup>724</sup> Current Sec. 29-30(h)(1). Revised to apply to uses in any district, not simply a residential district, adjacent to a single – or two – family dwelling, but no longer applies when the adjacent lot is in multifamily residential use. A similar provision has been included in Section 29-4.9(e)(1).

<sup>725</sup> Current Sec. 29-30(h)(2) is renamed to include curbs. Curb provision from (h)(4) is relocated here.

- (v) Parked vehicles shall be prevented from intruding on travel lanes, walkways, public streets, or adjacent properties by means of walls, curbs, wheel stops, or other means.

**(3) Access**<sup>726</sup>

- (i) Ingress and egress shall be only by way of paved driveways or openings meeting the City's adopted access location and design requirements.
- (ii) All parking areas containing more than two hundred (200) spaces shall be served by more than one (1) standard entrance.
- (iii) Access driveways shall be free of objects that might interfere with the ability of drivers to see pedestrians and other vehicles.
- (iv) A driveway providing access to premises in commercial or industrial districts shall not be permitted through a residential district.<sup>727</sup>
- (v) The following additional standards apply in all Residential districts:<sup>728</sup>
  - (A) No garage for any use other than a single- or two-family dwelling shall be located nearer than sixty (60) feet to the front lot line.<sup>729</sup>
  - (B) Required parking spaces may be provided in a tandem layout (i.e., one vehicle parked behind the other) to serve one- and two-family dwellings only; see Figure 4.4-1 above.<sup>730</sup>
  - (C) Parking spaces for all other uses in residential districts shall not be located in the required front yard.

**Comment [PRZ175]:** This provision would require garages built within multi-family be built 60-feet from the front property line. Is this necessary/desired? Should there be clarification if it is "detached" only?

<sup>726</sup> Current Sec. 29-30(h)(3) broken down into a list. Wording revised for clarity.

<sup>727</sup> Current Sec. 29-27(a)(Accessory Uses).

<sup>728</sup> Current Sec. 29-30(a)(6)(Off-street parking and loading regulations). Current text limiting one parking space to the front yard or on the required side yard on the street side of a corner lot deleted as unnecessary.

<sup>729</sup> Reworded to exempt single- and two-family dwellings rather than "private garages".

<sup>730</sup> Wording simplified and refers to earlier graphic for clarity. Tandem parking is located within the original one car-width driveway, so text on parking "adjacent and parallel to" the driveway has been deleted. Tandem parking figure will be included in final integrated draft.

**(4) Parking Layout Dimensions<sup>731</sup>**

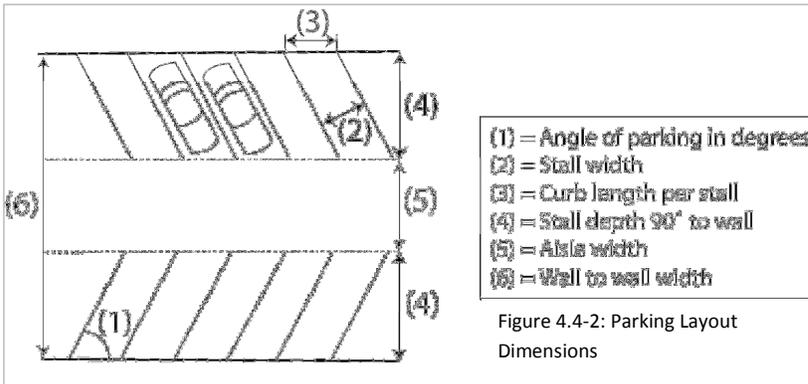
All required parking spaces must comply with the minimum dimensions for spaces shown in the following Table 4.4-3 and Figure 4.4-2.<sup>732</sup>

**Table 4.4-3: Off-Street Parking Layout Dimensions for Standard Sized Vehicles<sup>733</sup>**

Parking Angle (1)-degree	0°	20°	30°	40°	45°	50°	60°	70°	80°	90°
<b>Curb Length Per Space (3)--ft.</b>	23.0	24.9	17.0	13.0	12.0	11.3	9.8	9.4	9.0	8.5
<b>Space Depth (4)--ft.</b>	8.0	14.5	16.9	18.5	18.8	19.3	20.0	19.5	19.0	18.0
<b>Access Aisle Width (5)--ft.</b>	12.0 <sup>[1] [2]</sup>	12.0 <sup>[1]</sup>	12.0 <sup>[1]</sup>	12.0 <sup>[1]</sup>	13.0 <sup>[1]</sup>	15.0 <sup>[1]</sup>	18.0	20.0	22.0	24.0
<b>Space Width (2)--ft.</b>	8.0	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5

[1] Aisle width (D) shall not be less than 18 feet if the aisle is a designated fire lane.  
 [2] Aisle width (D) shall not be less than 22 feet for two-way traffic.

(i) If the degree of angle of parking provided is not listed, the aisle width required shall be the next largest angle of parking shown.



(ii) If parking spaces are located only on one (1) side of an access aisle, the width of the access aisle may be reduced by twenty (20) percent but not less than twelve (12) feet wide or eighteen (18) feet wide if a designated fire lane.

<sup>731</sup> Current Sec. 29-30(k)(Dimensional elements of off-street parking layouts).

<sup>732</sup> New graphic included to illustrate angled parking dimensions in table.

<sup>733</sup> Current Table 29-30(l)(4).

**(5) Surfacing<sup>734</sup>**

- (i) All new and expanded vehicle parking, vehicle storage, and maneuvering areas must be paved with concrete, asphalt, or an alternate paving material as determined by the Director.
- (ii) Pervious or semi-pervious parking area surfacing materials may be approved alternatives, if the Director determines that they are appropriate for the City's climate and the durability required for their intended use. Permitted materials may include, but are not limited to grass, mulch, "grasscrete," ring and grid systems used in conjunction with grass seed or sod, permeable concrete or asphalt, porous or grid pavers, or recycle materials such as glass, rubber, used asphalt, brick, block, and concrete.<sup>735</sup>
- ~~(iii) Vehicle storage areas may be surfaced with a permanent, dust-free pavement in lieu of concrete or asphalt pavement.~~
- ~~(iv)(iii)~~ Pavement cross-section shall be determined by the owner based on considerations of durability, subsurface conditions, and the type of vehicles using the parking area.
- ~~(v)(iv)~~ Interior driveways, fire lanes, and loading or maneuvering areas shall comply with applicable design and surfacing standards on file in the Community Development Department.
- ~~(vi)(v)~~ Parking spaces shall be delineated and appropriate traffic flow indications given by use of reflectorized paint on the parking area pavement.<sup>736</sup>

**Comment [PRZ176]:** Need to provide definition

**Comment [PRZ177]:** Deleted since it is addressed in item (i), above

**(6) Lighting<sup>737</sup>**

Lights shall be required for all parking areas intended for night use. Lights shall be arranged or shielded to direct illumination away from residences and from public streets and other public areas in accordance with Section 29-4.7 (Exterior Lighting).

**(7) Exceptions<sup>738</sup>**

Driveways and off-street parking for one-family and two-family dwellings in the R-1 and R-2 zone districts shall not be required to comply with the provisions of subsections (2), (4) and (6) above.

**(h) Parking Structure, Commercial or Accessory<sup>739</sup>**

All accessory parking structures, commercial parking structures or portions of structures occupied by automobile parking shall meet the following standards:

**Comment [PRZ178]:** Section retitled to clarify to what the standards apply to. These provision would apply to both commercial parking decks as well as private parking structures

**Comment [PRZ179]:** Text revised for clarity

<sup>734</sup> Current Sec. 29-30(h)(4) renamed to surfacing because it covers pavement and markings, curb provisions have been relocated to grades and drainage section above. The maintenance provision has been deleted and relocated to new Section 29-4.11 (Operation and Maintenance Standards).

<sup>735</sup> New provision to encourage the use of pervious paving materials.

<sup>736</sup> Text simplified to avoid repetition, and some material relocated.

<sup>737</sup> Current Sec. 29-30(h)(5).

<sup>738</sup> Current Sec. 29-30(h)(7).

<sup>739</sup> New section to address community concerns over the lack of parking garage requirements.

- (1) The minimum setback for a parking structure shall be the same that is required for a principal structure.
- (2) The height of an accessory parking garage may not exceed the height of the principal building it is intended to serve.
- (3) Points of ingress and egress to the garage shall be clearly marked and shall be no closer than twenty-five (25) feet to an intersection or other curb cut.
- (4) All floors fronting a public street shall be level (not inclined).
- (5) At least thirty (30) percent of each façade facing a public street shall be designed to conceal the view of all parked cars below the hoodline and to conceal internal light sources when viewed from the public street.
- (6) Where a parking garage is subject to a front, side, or rear setback of ten (10) feet or more, a landscape strip at least four (4) feet wide shall be installed around the perimeter of the garage and comply with the landscape design requirements in Section 29-4.5(e)(2).
- (7) When a garage is open during the evening hours, all internal areas and all entrances shall be lit with fixtures providing at least two (2) footcandles of light at floor level.

**(i) Drive-Through Vehicle Stacking<sup>740</sup>**

The following standards apply to all properties with a drive-through facility.

**(1) Stacking Space Requirements**

<b>Activity</b>	<b>Minimum Stacking Spaces (per lane)</b>	<b>Measured From:</b>
<b>Bank, Financial Institution, or Automated Teller Machine (ATM)</b>	3	Teller of Window
<b>Restaurant/Retail Store</b>	3 <sup>741</sup>	Pick-Up Window
<b>Full Service Vehicle Washing Establishment</b>	3	Outside of Washing Bay
<b>Self-Service or Automated Vehicle Washing Establishment</b>	1	Outside of Washing Bay
<b>Other</b>	Determined by the Director based on anticipated need and avoidance of traffic congestion on adjacent streets	

<sup>740</sup> New section to address staff requests for standards to review drive-through facilities. Stacking requirements have been removed from the required parking table and relocated here with new location and design requirements. Existing standards on spaces per window are unnecessarily complex and were not carried over.

<sup>741</sup> Reduced from four required stacking spaces, per window.

**(2) Location and Design of Stacking Lanes**

- (i) Minimum number of stacking spaces shall be in addition to the space at the teller or pick-up window.
- (ii) Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the property line of the site.
- (iii) No service shall be rendered, deliveries made, or sales conducted within the required front yard or corner side yard; customers shall be served in vehicles through service windows or facility located on the non-corner sides and/or rear of the principal building.
- (iv) Drive-through stacking lanes shall have a minimum width of ten (10) feet.
- (v) Stacking lanes shall be set back fifteen (15) feet from rights-of-way.

**Comment [PRZ180]:** Text added to specify that stacking spaces will not interfere with drive-thru isles

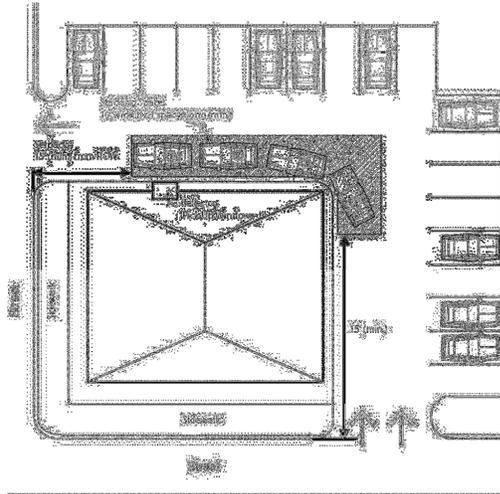


Figure 4.4-3: Stacking Lanes

**(j) Off-Street Loading Requirements<sup>742</sup>**

**(1) Minimum Requirements for Off-Street Loading Space<sup>743</sup>**

Off-street loading space shall be provided as set forth in Table 4.4-5 below, except as provided in subsection (2) below.

Table 4.4-5: Off-Street Loading Space Standards	
Type of Use or Facility	Off-Street Loading Requirement
Office or Lodging Personal services and repair Retail store (large)	1 space for each 50,000 sf of gross floor area in the structure, or part thereof, up to a maximum of 3 spaces
Building material sales Garden material sales Furniture and floor covering sales	1 space for each 50,000 sf of gross floor area in the structure, or part thereof, up to a maximum of 2 spaces

<sup>742</sup> Revises existing Sec. 29-30(i)(Loading Space for Business and Industry) to include objective off-street loading space standards in table form and new design and use standards.

<sup>743</sup> New standards.

<b>Type of Use or Facility</b>	<b>Off-Street Loading Requirement</b>
Industrial Services and Manufacturing Light vehicle sales, rental, storage, repair, or service Heavy vehicle and equipment sales, rental, storage, repair, or service Wholesaling	
Bus and Truck Terminals	Space sufficient to accommodate the maximum number of buses or trucks to be stored or loading/unloading at the terminal at any one time

**(2) Existing Structures<sup>744</sup>**

- (i) If the aggregate gross floor area of any existing building is increased by more than fifty (50) percent, off-street loading space shall be provided, in accordance with Table 4.4-5 above, to the extent required for the original gross floor area and its expansion. If the aggregate gross floor area of any existing building is increased by fifty (50) percent or less, then the new off-street loading space shall be provided to the extent required for the expansion only.
- (ii) Existing buildings greater than fifty (50) years old are exempt from this requirement<sup>745</sup>.

**(3) Design and Use of Off-Street Loading Areas<sup>746</sup>**

- (i) Off-street loading space shall be located on the same lot occupied by the use served and shall be accessible from a public street or alley.
- (ii) Off-street loading space shall not be occupied by or considered as any part of the required off-street parking areas.
- (iii) No portion of an off-street loading space shall be located within any fire lane required by City ordinance or within aisles, driveways, or maneuvering areas necessary to provide reasonable access to any parking space.
- (iv) Off-street loading space and the aisles or driveways leading to them shall not be used for the sale, repair, dismantling, or servicing of any vehicles, or equipment.<sup>747</sup>
- (v) Any off-street loading area located within one hundred (100) feet of the boundary of a residential zone district shall be screened from view from the district by a masonry wall at least eight (8) feet in height of a color matching one of the primary colors used on the primary façade of the building.

<sup>744</sup> New standard.

<sup>745</sup> New provision to align with interim C-2 ordinance.

<sup>746</sup> New standards.

<sup>747</sup> Since Module 3, text revised to avoid conflict with outdoor sale provisions. Change per staff comment

**(4) M-DT District<sup>748</sup>**

In the M-DT District, the Director may alter or waive the requirements of this Section 29-4.4(j) (Off-street Loading Requirements) on a case-by-case basis if the applicant demonstrates that a specific standard is impractical or meaningless to achieve due to:

- (i) Existing development patterns;
- (ii) Existence of historic buildings in areas where loading would need to be located;
- (iii) Section 29-4.2 requirements that a building occupy the space where loading would need to be located; or
- (iv) Other site limitations or circumstances that make strict adherence to these standards impracticable.

**(k) Bicycle Facilities<sup>749</sup>**

Any parking lot or structure containing ten (10) or more parking spaces shall provide adequate and safe on-site bicycle parking facilities in accordance with the following standards:

**(1) Required Bicycle Spaces**

- (i) Bicycle parking facilities shall be designed to accommodate the number of bicycle parking spaces, based on vehicle spaces, set forth in Table 4.4-6 below:

Vehicle Spaces	Required Bicycle Spaces
10 – 50	4
51 - 99	8
100 – 199	12
200 – 299	15
300 or more	5 percent of the number of vehicle spaces

- (ii) For parking lots required by other provisions of this Code to have more than twenty-five (25) vehicle parking spaces, the required number of vehicle parking spaces may be reduced by one (1) space for each required bicycle parking space installed.

**(2) Design**

**(i) Location**

Bicycle parking facilities shall be:

- (A) Located within 50-feet of the main customer and employee entrances to the principle use provided such location does not impede ADA required access or compromise pedestrian or customer safety.<sup>750</sup>

**Comment [PRZ181]:** Revised to added distance clarity

<sup>748</sup> New subsection to address M-DT site constraints related to off-street loading.

<sup>749</sup> Carries forward and reorganizes current Sec. 29-30(m).

- (B) Clearly designated, if not with a standard bicycle rack;
- (C) Safely separated from vehicle maneuvering areas, and
- (D) Located on the ground level when in a parking structure.

**Comment [PRZ182]:** Added for clarity. Signage is not necessary if a bike rack is used

(ii) **Minimum Dimensional Standards**

Each bicycle parking space shall be at least:

- (A) Six (6) feet long;
- (B) Two (2) feet wide; and
- (C) Have a minimum overhead clearance of seven (7) feet.
- (D) If more than one (1) bicycle rack is used, a minimum five (5) foot wide access aisle is required beside or between each row of bicycle racks.

(iii) **Materials**

Bicycle parking facilities shall be surfaced with all-weather material and maintained in a safe and neat condition.

(iv) **Security**

Bicycle parking facilities shall be equipped with either a lockable enclosure (bicycle locker) or a permanent, secure, and stationary structure (bicycle rack) that supports the bicycle frame and to which the frame and both bicycle wheels can be locked (with removal of the front wheel) or where the frame and one (1) wheel can be locked (if both wheels remain on the bicycle).

**(l) Screening and Landscaping<sup>751</sup>**

All parking facilities shall comply with the screening and landscaping requirements of Section 29.4-5 and 29-4.9.

**(m) Permits and Certification<sup>752</sup>**

- (1) Parking lots without an associated building permit shall be subject to separate permitting and inspecting during construction, as appropriate, and shall not be open for use until a certificate of completion has been issued by the Department.
- (2) Prior to authorizing use of any parking area established under this section, or issuance of occupancy certificates for any uses dependent thereon, the Director, shall inspect and certify the parking area to be in compliance with these standards.

<sup>750</sup> Revised to add reference to customer entrances.

<sup>751</sup> Current Sec. 29-30(n).

<sup>752</sup> Combines and carries forward current Sections 29-30(j)(Permits) and 29-30(h)(6)(Certification).

**(n) Delayed Construction of Required Parking<sup>753</sup>**

Upon application of the owner, up to twenty (20) percent of the parking required under this section may remain unimproved until such time as the Director finds that it must be improved to adequately serve the parking demand. The Director may approve a delayed construction of required parking if all of the following requirements are met:

- (1) The initial occupancy of the premises will be adequately served by the lesser number of spaces.
- (2) A site plan clearly indicating the location, pattern, and circulation to and from the deferred parking spaces is approved.
- (3) The land area delineated for future parking is brought to finished grade and is landscaped.
- (4) The land area delineated for future parking shall not be used for building, storage, loading or other purposes.
- (5) The land area delineated for future parking shall not count toward the required landscaping for the site.

**29-4.5 Landscaping, Screening, and Tree Preservation<sup>754</sup>**

**Comment [PRZ183]:** Section retitled to add Tree Preservation standards

**(a) Purpose<sup>755</sup>**

The intent of this section is to:

- (1) Establish healthy environmental conditions by providing shade, air purification, oxygen regeneration, groundwater recharge, storm water runoff retardation, erosion control, and noise, glare and heat abatement;
- (2) Provide visual buffering from streets, to buffer potentially incompatible land uses and to generally enhance the quality and appearance of a development site, and the City in total;
- (3) Encourage the preservation of existing trees and vegetation;
- (4) Supplement the land disturbance permit requirements of Chapter 12A;
- (5) Protect trees and vegetation that offer environmental, aesthetic, habitat, sustainability, and economic benefits to the City and its citizens.

**(b) Applicability<sup>756</sup>**

**Comment [PRZ184]:** Revised for added clarity and to remove ambiguity

<sup>753</sup> Current Sec. 29-30(l) broken down into list form for readability.

<sup>754</sup> Per the Detailed Outline, this section incorporates existing landscaping and screening provisions (and proposed amendments), in current Sec. 29-25 and scattered throughout the code, in the new organization proposed below. Relevant Land Preservation Act requirements (Ch. 12A) and proposed amendments to those requirements are also included, so cross-references to Ch. 12A have been deleted.

<sup>755</sup> Current Sec. 29-25(a). Subsection 5 is new.

(1) Unless otherwise provided in this section, the provisions of this Section 29-4.5 shall apply to lots and parcels in any zone district in which one or more of the following occurs:

- (i) A new principal structure is constructed; or
- (ii) The floor area in an existing principal structure is increased by more than twenty-five (25) percent; or
- (iii) An existing principal structure is relocated on the lot or parcel; or
- (iv) The principal structure is renovated or redeveloped (including but not limited to reconstruction after fire, flood, or other damage) for a use no more intense than existing previously, and the building footprint is increased by more than ten (10) percent; or
- (v) A new primary use parking lot containing ten (10) or more spaces is constructed; or
- (vi) An existing primary use parking lot containing twenty-five (25) or more spaces is reconstructed or redesigned with significant changes of ten percent (10%) or greater, including, but not limited to the layout, location, or orientation of parking spaces, driving aisles or access drives.<sup>1</sup>

**Comment [PRZ185]:** Establishes threshold to when the regulations would apply. At this threshold, as written, it would be interpreted that the entire lot would need to be brought into compliance. Should the standard for compliance be limited to landscaping and screening only?

(2) Notwithstanding paragraph (1) above:

Lots or parcels having single-family attached, single-family detached, two-family residential, or live work use(s) or zoning shall be exempt from the General Provisions (Chapter 29-4.5(c)), and Property Edge Buffering (Chapter 29-4.5(e)) of this section.

**Comment [PRZ186]:** Additional clarification on what zoning districts this would apply to is needed

(3) The provisions of Subsection (g) apply to all development or redevelopment on lots and parcels that contain more than ten thousand (10,000) square feet of lot area, and to any new lot of record created after [insert effective date of this ordinance], regardless of the primary use of the property, in any zone district, except single-family or two-family residential structures on platted lots less than one acre in size.<sup>757</sup>

**Comment [PRZ187]:** Added for clarity that the Preservation of Existing Landscaping applies to development and redevelopment parcels

(4) No provision of this Section 29-4.5 shall require landscaping to be installed, or a tree to be preserved, in a portion of a lot required to be occupied by a building pursuant to the Building Form Standards in Section 29-4.2. If there is a conflict between the requirements of Section 29-4.2 and the requirements of this Section 29-4.5, the Director may modify or waive the provisions of this Section 29-4.5 to allow the requirements of Section 29-4.2 to be met.

<sup>756</sup>Carries forward the intent of current Sec. 29-25(c) with considerable revisions to clearly convey that only single-family and two-family residential uses, the M-DT district, and expansions of less than 25% are generally exempt from these landscaping and screening requirements. This differs from current Sec. 29-25(e)(2) which requires additional landscaping for any expansion if less than 15% of the site is landscaped.

<sup>757</sup>Revised since Module 3 to clarify that 1- and 2-family lots under 1 acre are not subject to these requirements.

(c) General Provisions<sup>758</sup>

(1) Landscape Plan Required<sup>759</sup>

A landscaping plan, prepared in accordance with this Section, shall be required as part of all applications for development or redevelopment, unless otherwise exempt per this UDO. Approval of a landscape plan shall be required prior to the issuance of a building permit, land disturbance permit,<sup>760</sup> and prior to the development of any parking area or loading/unloading area and may be combined with other required application material. Landscaping plans may be amended, however new plans shall be submitted for review and approval prior to installation of plant material, and in all cases must comply with the current landscaping requirements of this Ordinance.<sup>761</sup>

**Comment [PRZ188]:** Text revised extensively per City Arborist and Tree Task Force. Formatting of the section may be revised prior to Final UDO production to match format used throughout.

**Comment [PRZ189]:** Added for clarity

**Comment [PRZ190]:** Added for clarity by City Arborist

The landscape plan shall be presented on its own page, designed to scale, signed by an International Certified Arborist or design professional and contain the following information:

**Comment [PRZ191]:** Revised to allow additional licensed design professionals to sign landscape plans.

(i) A Tree Preservation Plan that includes the following elements as described below:

- a. The full area of any climax forest on the site.
- b. The twenty-five (25) percent of climax forest to be saved on parcels greater than one (1) acre in size. Such preservation areas shall be depicted as specified in item "d", below.
- c. Areas may be determined by actual field measurement, by planimeter, or automated software. (See Section 29-4.6(b)(2) for climax forest preservation requirements).<sup>762</sup>
- d. The required 25% of climax forest to be preserved on any tract of land, one (1) acre or greater in size shall remain undeveloped as one (1) continuous stand of timber and be platted as a single common lot, provided the Director may allow preservation of required climax forest in more than one continuous stand and on multiple common lots to protect the public health, safety, and welfare. When the tract of land includes a stream buffer none of the tree/land preservation shall be within the stream buffer. Trees retained will count toward screening requirements contained in Section 29-4.5 (Landscaping and Screening).<sup>763</sup>

(ii) A planting schedule detail containing common and botanical plant names, sizes, and graphical depictions.

(iii) The size and location of any walls, earth berms, and fences.

<sup>758</sup> New section (capturing existing provisions) that identifies basic information about landscaping requirements.

<sup>759</sup> Carries forward existing Sec. 29-25(d), including proposed amendments to that section by the City Arborist, landscape/tree preservation requirements in Sec. 12A-49, and new language allowing the Director to waive the landscape plan requirement. This application list will be removed from the Code and listed in an administrative document or the City's web site.

<sup>760</sup> Reference to land disturbance permit added since Module 3.

<sup>761</sup> Sentence added from Sec. 12A-49 since first draft.

<sup>762</sup> Measurement rules revised since Module 3 for clarity.

<sup>763</sup> Revised to indicate that this applies only to land areas one acre in size or greater and to require that no more than 20% of the required preservation area may be in stream corridors.

- (iv) Provisions for watering, soil stabilization, plant protection, and maintenance.
- (v) Location and description of any barriers to be erected to protect any vegetation from damage both during and after construction.
- (vi) Zoning for the proposed development and adjacent properties.
- (vii) Calculations showing compliance with this Section 29-4.5.
- (viii) The methods used to remove trees, the areas of tree removal, and areas of trees being saved and showing the location of protective fencing. The areas to be preserved shall be shown on the plan along with State Plane Coordinates at all points of intersect.
- (ix) Aerial photograph conducted within one year of the application submittal date, or if no such aerial photography is available to the applicant, than an image from a public source such as Google Earth showing clearing limits, preservation area, protective fencing, and topography.<sup>764</sup>
- (x) Any land that did not follow the tree preservation ordinances must wait five (5) years and re-plant required twenty-five (25) percent preservation area before they are able to develop.

**Comment [D192]:** Requested by Tree Task Force

## (2) Minimum Required Landscaping

- (i) In the M-DT district, the required "Private or Public Open Areas" must comply with the following standards:<sup>765</sup>
  - (A) Any ground level required Private or Public Open Area shall have at least one (1) tree per eight hundred (800) square feet, which is at least two (2) inches DBH (diameter at breast height), and at least ten (10) feet in overall height.
  - (B) Where new trees are planted to meet this requirement, they shall be no closer than five (5) feet to any common lot line.
  - (C) Urban General lots that are reusing existing structures with no ground level Private or Public Open Area are exempt from this requirement.
- (ii) Unless otherwise provided in this section, in all other zone districts, a minimum of fifteen (15) percent of the total land area of any tract, parcel or lot shall be landscaped. Landscaping shall be installed to comply with the specific requirements for Street Frontage Landscaping, Property Edge Buffering, and Parking Lot Landscaping in this section 29-4.5, and the remainder (if any additional landscaping is needed to meet the fifteen (15) percent minimum) shall be reasonably distributed throughout the site.<sup>766</sup>

**Comment [PRZ193]:** Provision added for clarity by City Arborist

**Comment [PRZ194]:** Text added for clarity

## (3) Plant Materials<sup>767</sup>

Plant materials shall be selected from the City's Guidelines for Landscaping and Screening or approved by City Arborist. All plant material shall be hardy to central Missouri (USDA hardiness Zone 5b), free of disease and insects, and must conform to the American Standard for Nursery Stock of the American Association of Nurserymen. No one (1) species for each

<sup>764</sup> Revised since Module 3 to allow alternate measures if aerial photography is not available.

<sup>765</sup> New requirement.

<sup>766</sup> Current Sec. 29-25(e)(1). Wording revised to clarify that specific landscaping requirements must be met first.

<sup>767</sup> New general provision.

plant type may comprise more than fifty (50) percent of the total for that plant type. Invasive species, as identified by the Missouri Department of Conservation’s invasive species list, are prohibited. The use of plastic or other artificial plant materials is prohibited. Fifty (50) percent of all trees planted are required to be Large to Medium species and only thirty (30) percent of the Large to Medium trees can be of a single species.<sup>768</sup>

**Comment [PRZ195]:** Restructured for clarity to ensure that no one plant species could account for more than 50% of required plant type. Ensures plant diversity

**(4) Minimum Living Materials**

In all areas where landscaping is required, a minimum of fifty (50) percent of the surface area shall be covered by living materials, rather than mulch, wood chips, bark, gravel, peat moss, or other non-living materials.

**(5) Grading and Drainage<sup>769</sup>**

All open areas shall be graded, properly drained, and maintained to encourage on-site water retention and percolation while minimizing ponding or standing water for periods of more than three days.

**(6) Minimum Plant Sizes<sup>770</sup>**

The minimum planting sizes for planting materials, at time of planting, shall be as indicated in Table 4.5-1 and in the City’s Guidelines for Landscaping and Screening:

<b>Plant Type</b>	<b>Minimum Size</b>
<b>Large Deciduous Shade Tree – mature height greater than 45 ft.</b>	Two inch caliper, measured six inches above the ground, as specified by the American Association of Nurserymen.
<b>Medium Deciduous Shade Tree – mature height 30-45 ft.</b>	Two inch caliper, measured six inches above the ground, as specified by the American Association of Nurserymen.
<b>Small Deciduous Shade Tree – mature height 20-30 ft.</b>	As specified by the American Association of Nurserymen, except for true dwarf species. <sup>772</sup>
<b>Ornamental Tree – mature height less than 20 ft.</b>	Four feet in height, as specified by the American Association of Nurserymen, except for true dwarf species
<b>Conifers</b>	Six feet in height
<b>Shrubs</b>	Five gallon container size
<b>Ground Cover Plants (crowns, plugs,</b>	A species appropriate number to provide 50%

<sup>768</sup> Since Module 3, revised to provide that prohibition on more than 50% of trees from one species applies also to screening landscaping, and final sentence has been added.

<sup>769</sup> New provision.

<sup>770</sup> Carries forward existing Sec. 29-25(f)(1-8) in table form, including suggested amendments provided by the City Arborist, except that minimum planting sizes are required at time of planting rather than maturity.

<sup>771</sup> Since Module 3, minor changes to text and numbers made at request of City Arborist.

<sup>772</sup> Current code does not include a caliper size for small deciduous shade trees. Because the AAN does not identify a caliper size for deciduous trees greater than 20 ft., this measurement is not included.

containers)	surface coverage after two growing seasons
Grass Seeding or Sod	Seed mix shall be at least eighty percent pure live seed and 99% weed free. <sup>773</sup>

**(7) Plant Material Spacing<sup>774</sup>**

- (i) In the M-DT district, plant material spacing shall comply with this section and with the requirements of Section 29-4.2(f) (Urban Space Standards).
- (ii) In all other zone districts, plant materials shall not be placed closer than four feet from any fence line or property line unless required to comply with the provisions of subsection (e) (Property Edge Buffering). Where tree planting requirements are based on linear street frontage, areas occupied by driveways shall be included when calculating the number of trees required to be planted, and any trees that would otherwise be required in driveways shall be planted in other landscaped front yard areas unless prohibited by minimum spacing requirements for that species.

**(8) Snow Storage Areas<sup>775</sup>**

Areas required for snow storage and areas required for landscaping shall not overlap, except that snow may be stored on ground cover landscape areas (e.g., turf) that do not contain required landscape trees or other plantings.

**(9) Screening of Outdoor Storage Areas<sup>776</sup>**

All exterior storage areas that are expanded or established following adoption of this UDO, except those on single- and two-family lots, shall be enclosed by a permanent screen at least eight feet in height above the ground surface of the storage area, or of such additional height as necessary to screen the stored materials from public view, but non-vegetative screening materials shall not exceed a maximum height of twelve (12) feet. The required screening shall have a year round opacity of at least eighty (80) percent, and if landscaping is used, the eighty (80) percent opacity shall be achieved within four (4) full growing seasons. When a solid wall or any solid fence is used for screening, ornamental landscaping shall be placed between the fence and the adjacent property lines.<sup>777</sup>

**Comment [PRZ196]:** Added for clarity to address pre-existing storage areas that will become non-compliant with these provisions.

<sup>773</sup> Revised to address seed mix rather than coverage amount, which is hard to confirm at planting. Revised since Module 3 to require 80% live seed.  
<sup>774</sup> New provision.  
<sup>775</sup> New provision.  
<sup>776</sup> New section that collects, reorganizes, and expands on existing fence and wall requirements embedded within landscaping requirements.  
<sup>777</sup> Based on current screening standards for exterior storage that applies to M-R, M-C, and M-P districts – now made generally applicable. Text simplified to avoid overlaps with general landscaping standards. M-C zone district requirement for approval of a screening plan was deleted as unnecessary – application requirements should not be listed in the Code but on an administrative document or on the City’s web site.

**(10) Screening of Rooftop Mechanical Equipment<sup>778</sup>**

In all R-MF and Mixed Use districts, rooftop mechanical equipment and appurtenances other than solar collectors located on the principal structure shall be screened on all sides with a structure equal to or exceeding the height of the mechanical equipment or appurtenance, measured from the rooftop. Screening enclosures shall use at least one of the predominant materials used in the façades of the principal structure and one of the predominant colors used in the principal structure.<sup>779</sup>

**(11) Vision Clearance<sup>780</sup>**

Landscaping and screening shall not be allowed to obstruct the view of motorists using any street, private driveway, parking aisles or the approach to any street intersection so as to constitute a traffic hazard or condition dangerous to the public safety upon any such street.

**(12) City Right-of-Way<sup>781</sup>**

Tree selection, planting, removal, or pruning, in City rights-of-way and easements shall be in compliance with Chapter 24, Article V, the City's Guidelines for Landscaping and Screening, or with approval from the City Arborist.

**(13) Installation Due to Season<sup>782</sup>**

- (i) Landscaping of the site shall be completed within one planting season (spring to fall) of the completion of the exterior of the building, in accordance with building permit requirements.
- (ii) All landscaping work must be completed prior to the final inspection of a building or within one (1) year of issuance of the land disturbance permit, whichever occurs later. If completion of the work or building is at such time of the year that the landscaping cannot be completed, a performance bond or other acceptable financial instrument for completion of the work may be accepted to allow the issuance of a certificate of occupancy.<sup>783</sup>

**(d) Street Frontage Landscaping<sup>784</sup>**

**(i) Landscaping Strip Within Private Yards**

All paved areas with more than forty (40) feet of length within twenty-five (25) feet of a street right-of-way shall have at least a six (6) foot wide street yard landscaping strip within private yards separating parking areas from abutting street rights-of-way.<sup>785</sup>

**Comment [PRZ197]:** Retitled section for clarity

**Comment [PRZ198]:** Changed from 15-feet to 25 feet

<sup>778</sup> Multi-family structure provision extended to all structures in R-M and Mixed Use districts in response to comment.

<sup>779</sup> Revised to require full screening rather than requiring measurement of visibility from 200 feet away in prior draft, in response to comment.

<sup>780</sup> Current Sec. 29-25(e)(6).

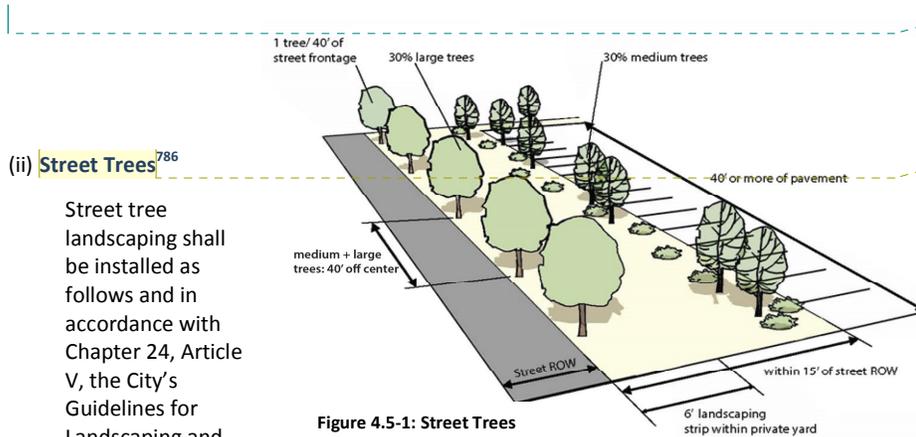
<sup>781</sup> New provision.

<sup>782</sup> New provision.

<sup>783</sup> Added from 12A-49(g) since previous draft.

<sup>784</sup> Current Sec. 29-25(e)(3), including proposed amendments, new headings, and broken apart for readability.

Columbia Development Code Integrated Draft 29-4.5: Landscaping, Screening, and Tree Preservation  
 (d): Street Frontage Landscaping (13): Installation Due to Season



**Comment [S199]:** Diagram to be recreated improved clarity and update dimensions

**Comment [PRZ200]:** Clarification needed on responsibility for street tree maintenance. A revision to 29-4.5 (c) (13) may be necessary.

(ii) **Street Trees**<sup>786</sup>

Street tree landscaping shall be installed as follows and in accordance with Chapter 24, Article V, the City’s Guidelines for Landscaping and Screening:

- (A) One (1) tree per forty (40) feet of street frontage.
- (B) Thirty (30) percent of the trees shall be large trees and thirty (30) percent shall be medium trees.
- (C) No more than thirty (30) percent of required trees may be from one (1) tree species.<sup>787</sup>
- (D) The medium and large trees shall be planted at least forty (40) feet on center.<sup>788</sup>
- (E) Street trees may be clustered and placed at uneven intervals, with approval from the City Arborist.<sup>789</sup>
- (F) If the public right-of-way does not contain or accommodate street trees meeting this requirement, then the property owner must install the required street trees within the private landscaping buffer.<sup>790</sup>
- (G) Street trees may not be counted towards compliance with other sections of 29-4.5.

(iii) **Driveways**<sup>791</sup>

Street frontage landscaping may contain driveways.<sup>792</sup>

<sup>785</sup> Revised length of paved area requiring a landscaping strip from 50 ft. to 40 ft. per City Arborist’s request.  
<sup>786</sup> Associated maintenance provision are included in Section 29-4.11 (Operation and Maintenance Standards) of this Chapter.  
<sup>787</sup> New provision.  
<sup>788</sup> New provision. Revised since Module 3 from 20 feet on center. Figure was revised to reflect change.  
<sup>789</sup> Requirement for Arborist approval is new.  
<sup>790</sup> Since Module 3, this provision was added to clarify responsibilities.  
<sup>791</sup> Combines two current provisions.  
<sup>792</sup> Current standard in Sec. 29-15(e)(3)(last sentence).

(iv) Attached or Detached Residences<sup>793</sup>

Lots that contain detached or attached residences and which have side or rear property boundaries abutting collector or arterial street right-of-way shall have screening either along such boundaries or around any patios on the lot which are visible from the right-of-way. The screening shall consist of landscape materials, ornamental fences or walls in combination with plant materials, properly stabilized earthen berms, or a combination of these methods. Screening shall be so designed that at least fifty (50) percent opacity is achieved, viewed horizontally, in the space between one foot and five feet above grade at the screening line, at the time of installation; provided that where plant materials are used for screening, these shall be selected and placed to achieve the same objective within four full growing seasons following planting. Screening shall be placed on private property. All screening material, including plant material, shall be continuously maintained in good condition to the above standards.<sup>794</sup>

**Comment [PRZ201]:** New requirement for "detached" structures. Added as matter of equality for livability.

(v) Sight Triangle<sup>795</sup>

Except in the M-DT district, on any corner space or lot on which a front or side yard is required, no wall, fence, sign, or other structure or no plant growth of a type within a sight triangle which would interfere with traffic visibility, in accordance with City policy based on the Missouri Department of Transportation's Engineering Policy Guide provided plant material reaching no more than three (3) feet or higher at maturity will be allowed.

**Comment [PRZ202]:** Need to provide definition. This section and "vision clearance" may be combined.

(e) Property Edge Buffering<sup>796</sup>

(1) Buffering Required<sup>797</sup>

Where a property contains at least ten thousand (10,000) square feet of area or more than one thousand five hundred (1,500) square feet of paved area or any vehicle loading/unloading areas, buffering shall be installed as required by Table 4.5-2.

(i) To use this table, an applicant identifies the proposed use of his/her property in Row 3, across the top of the table, and then reads down Column 2 to identify the zoning or use of the adjacent property along each property line. The box at the intersection of Column 2 and Row 3 identifies the screening and buffering requirement for the applicant on that property line.

(ii) Transitional screening shall not be required for urban agriculture and farmer's markets.

Different types of screening and buffering may be required on different property lines, as indicated in Table 4.5-2.

<sup>793</sup> Existing section.

<sup>794</sup> Current Sec. 29-25(e)(8).

<sup>795</sup> Current standard from R-MH district made applicable Citywide outside M-DT district.

<sup>796</sup> New Section to address community concerns about incompatible land uses, especially given the introduction of multiple mixed use districts. This new section incorporates and updates existing screening and buffering requirements in Sec. 29-25(e)(5).

<sup>797</sup> New Section.

Table 4.5-2: Transitional Screening and Buffering

Use of Subject Property											
Use of Adjacent Properties	Adjacent Zone District	Applicant's Use	Single-Family		Multi-Family		Mixed-Use		Commercial		Industrial
	Zone District	Structure Type	Res.	Non-Res.	Res.	Non-Res.	Vert.	Horiz.	1-3 Stories	3+ Stories	--
Use of Adjacent Properties	Single-Family	Residential	0	2	1	2	3	3	3	34	34
		Non-Residential	20	0	2	1	1	1	1	2	
	Multi-Family	Residential	40	2	0	2	2	2	3	34	34
		Non-Residential	02	0	1	0	1	1	1	2	
	Mixed-Use	Vertical	03	1	2	1	0	0	1	2	34
		Horizontal	03	1	2	1	0	0	0	1	
	Commercial	1-3 Stories	03	1	3	1	1	0	0	01	34
		3+ Stories	04	02	43	2	2	1	0	0	34
	Industrial	--	40	04	34	34	34	34	34	34	0

**Comment [PRZ203]:** Table modified to remove screening obligation from less intense single-family uses locating adjacent to more intense district/use. Multi-family is an exception to this principle since these uses are tenant-based and larger in scale.

Level 0 does not require a screen or landscape buffer.  
 Level 1 requires a six foot wide landscape buffer.<sup>799</sup>  
 Level 2 requires a four-foot wide landscape buffer and a six foot tall screening device.<sup>800</sup>  
 Level 3 requires a 10-foot wide landscape buffer and an eight-foot tall screening device.<sup>801</sup>  
~~Level 4 requires a 10-foot wide landscape buffer and an eight-foot tall screening device.<sup>802</sup>~~

**Comment [S204]:** Levels 3 & 4 are identical. Level 4 should be merged with Level 3 or modified to increase the associated fence height and buffer width.

**(2) Landscape Buffer Location and Design<sup>803</sup>**

- (i) The required landscape buffer shall be installed on the applicant's side of the screening device, except as otherwise required in Section 29-4.9(d).
- (ii) It shall be designed so that at least eighty (80) percent opacity is achieved, viewed horizontally, in the space between one (1) foot and five (5) feet above grade at the screen line, at the time of installation.<sup>804</sup>
- (iii) The landscape buffer shall include the following plant mix:
  - (A) Four of the categories of planting material contained in Section 29-4.5(c)(6)<sup>805</sup> and the Guidelines for Landscaping and Screening, or as approved by the City Arborist;
  - (B) One tree with a two inch caliper that is ten (10) feet in height at the time of installation for each two hundred (200) square feet of buffer area,<sup>806</sup> and

<sup>798</sup> New and stronger buffering requirements than in current Sec. 29-25(e)(5).  
<sup>799</sup> Revised from four to six feet.  
<sup>800</sup> Minimum height of screening revised from four to six feet.  
<sup>801</sup> Minimum height of screening revised from six to eight feet.  
<sup>802</sup> ~~Minimum height of screening revised from six to eight feet.~~  
<sup>803</sup> New section containing new and existing provisions.  
<sup>804</sup> Current provision in Sec. 29-25(e)(5).  
<sup>805</sup> Arborist's proposed amendment to existing Sec. 29-25(e)(5).

- (C) Shrubs and flowering plants that cover a minimum of twenty-five (25) percent of the remaining area with a minimum of twenty-five (25) percent of that plant material being in flowering shrubs.

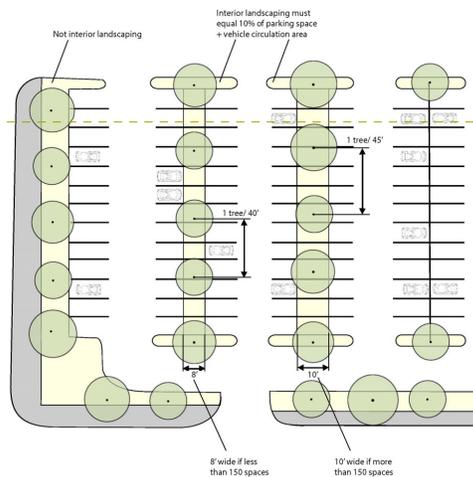
**(3) Screen Location and Design<sup>807</sup>**

- (i) The screen shall be located along the property line of the applicant’s lot, and shall not extend into the established setback of the adjoining lot.
- (ii) The screen shall be constructed of wood, masonry, brick, stone, wrought iron, compact evergreen hedging, an earth berm, or some combination of those materials. Chain link fence and railroad ties are prohibited.
- (iii) The combined height of the screening methods identified in subsection (ii) above and their plantings shall not be less than six (6) feet.

**Comment [PRZ205]:** Changed from 4 to 6 feet

**(f) Parking Area Landscaping<sup>808</sup>**

- (1) All parking areas containing over one hundred (100) parking spaces shall include interior landscaping equal to at least ten (10) percent of the paved area. Landscaping required to meet the requirements of sections (d)(Street Frontage Landscaping) or (e)(Property Edge Buffering) above shall not be used to satisfy this requirement.<sup>809</sup>



**Comment [PRZ206]:** Revised to be based on total paved area. Previous exception for access drives eliminated.

Figure 4.5-2: Interior Parking Area

<sup>806</sup> Minimum diameter reduced from 3 to 2 inches.  
<sup>807</sup> New section that incorporates and expands upon existing provisions in Sec. 29-25(e)(5) allowing for ornamental fences and walls in combination with planting materials, or berms, as screening devices.  
<sup>808</sup> The provisions of current provisions in Sec. 29-25(e)(3)-(4) were not carried forward because subsection (d) above now addresses Street Frontage Landscaping for parking areas as well as other areas. Text revised for clarity.  
<sup>809</sup> New provision.

(2) Interior landscaped areas to meet the requirements of subsection (1) above shall be at least ten (10) feet in width, shall contain at least (1) one tree per forty (40) lineal feet of interior landscaped area or part thereof, and shall be designed lower than the paved area so that storm water from the paved parking areas shall flow into the landscaped areas. If curbs are used to prevent vehicle entry into these lowered landscaped areas, they shall have breaks to permit stormwater to enter the landscaped areas.<sup>810</sup>

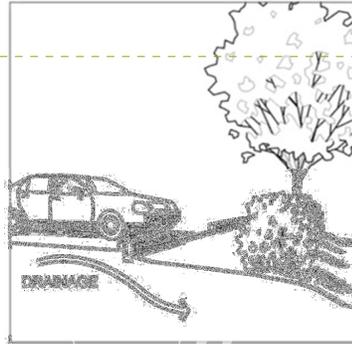


Figure 4.5-3: Parking Area Curb Breaks

**Comment [PRZ207]:** Increased from 8 feet to improve survivability of plants

(3) No parking areas shall contain more than one hundred fifty (150) spaces unless it is separated by a landscaped area of at least ten (10) feet in width from other areas containing parking spaces. The ten (10) foot wide landscaped area shall contain four (4) of the categories of planting materials listed in Section 29-4.5(c)(6). In addition, trees shall be planted within the ten (10) foot wide landscaped area at the rate of one tree for each forty (40) lineal feet. Appropriately placed connections between parking areas are permitted.<sup>811</sup>

**Comment [PRZ208]:** Reduced from 45 feet for consistency with other linear requirements.

(4) In addition to the above, paved areas developed after August 19, 1991, exceeding four thousand (4,000) square feet in area, and additions exceeding four thousand (4,000) square feet in area to paved areas that were developed prior to August 19, 1991, shall contain a minimum of one (1) tree within a growspace/island of at least 170 square feet within the interior for every four thousand (4,000) square feet of paved area. For every additional tree planted within the interior of a paved area required parking may be reduced by three (3) parking spaces. For every additional tree planted within a perimeter bump/bulb-out containing one hundred fifty (150) square feet required parking may be reduced by two (2) parking spaces.

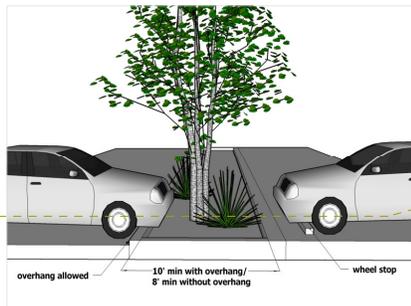


Figure 4.5-4: Interior Landscaped Area

**Comment [PRZ209]:** Added for increased survivability

**Comment [PRZ210]:** New incentive to provide greater green areas within parking lots. Recommended by Tree Task Force.

If there is no area on the site where required trees can be installed so that they do not

<sup>810</sup> New provisions.

<sup>811</sup> Tree spacing revised from 50 to 45 feet. This now addresses breaking up of large parking areas, rather than the minimum landscaping standards.

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(g): Preservation of Existing Landscaping (1): Applicability

interfere with the loading and unloading of large vehicles, the required trees may be placed at the perimeter of the paved areas or in other suitable locations on the site.<sup>812</sup>

- (5) Of the combined total number of trees required to be planted in the interior parking lot, no less than thirty (30) percent shall be of a species of medium shade trees, and no less than forty (40) percent shall be of a species of large shade trees, no single tree species shall make up more than forty (40) percent of the trees required to be planted in the interior of the parking area.<sup>813</sup>

**Comment [PRZ211]:** Revised from 30% per Tree Task Force

**Comment [PRZ212]:** Revised from 30%. Allows greater percentage of a single species.

(g) Preservation of Existing Landscaping<sup>814</sup>

(1) Applicability<sup>815</sup>

The standards of this subsection shall apply to all development and redevelopment on lots or parcels equal or greater than one (1) acre in area and to all subdivisions approved after the effective date of this Code. They do not apply to the construction of a single-family detached, single-family attached, or two-family residential structure. (See also Section 29-4.6(b) (Clearing of Trees) for additional standards related to tree removal.)<sup>816</sup>

**Comment [PRZ213]:** Clarifies that provisions apply to parcel as well as lots

**Comment [PRZ214]:** Removed exemption for already platted lots

(2) Credit for Preserving Existing Mature/Significant Trees<sup>817</sup>

Applicants that preserve mature, healthy trees as part of development or redevelopment may obtain credits toward trees required by this Code including but not limited to street frontage, landscaping, and edge buffering. To obtain credit, the preserved trees must be on the same lot, at least five (5) inches in diameter breast height (DBH), and must be in healthy condition as determined by the City, and be part of the approved tree protection detail as per the Performance Standard Ordinance (Section 4d). Credit is not given for shrubs, or trees preserved as part of a stream buffer, tree preservation, or otherwise undevelopable area. Credit for preserved trees shall be as shown in Table 4.5-3 and may be applied to reduce the number of trees required to be installed pursuant to this Section 4.5. Any preserved trees for which credit is given, and that are lost to damage or disease within two (2) years after the credit is awarded, shall be replaced by the property owner within six (6) months at a ratio of one (1) tree per one (1) inch of DBH lost. Replacement trees must be at least two (2) inch in caliper size. Other plantings that die within eighteen (18) months of preservation credit received shall be replaced in kind within six (6) months.<sup>818</sup>

**Comment [PRZ215]:** New provisions added per Tree Task Force

**Comment [PRZ216]:** New provision added per Tree Task Force

**Comment [PRZ217]:** Added exclusion from use as a means to obtain further reductions. Already required tree preservation areas cannot be "double" counted.

<sup>812</sup> Provisions addressing tree species were deleted because that topic is addressed elsewhere in this section. The existing 4,500 sf thresholds have been reduced to 4,000 sf per staff's request.

<sup>813</sup> Current Sec. 29-25(e)(7) including amendments proposed by City Arborist.

<sup>814</sup> New Section expands existing provision in current Sec. 29-25(e)(4), which says credits toward minimum tree requirements may be obtained for preserving existing trees, but does explain how the credit system works.

<sup>815</sup> New section.

<sup>816</sup> Revised since Module 3 to clarify that requirements apply to single- and two-family lots larger than one acre.

<sup>817</sup> New section and table to clearly identify tree preservation credits that can be obtained. Last two sentences regarding tree and vegetation replacement have been carried over from Sec. 12A-49(f), including proposed amendments to this section. Clarifies that protection of trees in undevelopable areas does not earn credit. Title revised since Module 3 to clarify that this applies to trees and not vegetation.

<sup>818</sup> Last sentence is new since Module 3.

Trees contained in an existing or proposed utility or other easement cannot be credited toward required tree preservation, screening, or landscaping requirements.

Caliper of Preserved Tree (in.)	Reduction in Number of Required Trees
Over 12 in. DBH	3
Over 8 in. to 12 in. DBH	2
5 in. to 8 in. DBH	1

**(3) Significant Trees<sup>819</sup>**

- (i) Twenty-five (25) percent of significant trees shall be preserved during development or redevelopment. All vacant and undeveloped land and all property to be redeveloped, including additions and alterations that require a land disturbance permit, shall abide by this section. A "significant tree" means a tree that is not diseased, dying, or of a noxious invasive species and that is at least twenty (20) inches diameter at breast height (DBH) for a deciduous tree that is located outside of the Tree Preservation and Stream buffer.
- (ii) When a significant tree is removed, the property owner shall replace such tree(s) on the lot as follows:
  - (A) A significant deciduous tree that is removed shall be replaced by three (3) deciduous trees, each with a minimum size at planting of two (2) inches caliper.
  - (B) A significant coniferous tree that is removed shall be replaced by two (2) coniferous trees, each with a minimum height at planting of eight (8) feet.
  - (C) In lieu of planting replacement trees a payment of \$750 per tree can be paid to the City of Columbia right-of-way landscaping planting budget for planting of public street trees.
  - (D) Replacement trees shall be maintained for at least three (3) years.
- (iii) **Exceptions**  
 Plants that create a public nuisance, as determined by the City Arborist, are not protected by the provision of this Section.

**Comment [PRZ218]:** Percentage added by Tree Task Force and removed "to the maximum extent feasible". This may lead to practical enforcement issues.

**Comment [PRZ219]:** Added by Tree Task Force

**Comment [PRZ220]:** Definition needs to be added to Section 29-1.13

**Comment [PRZ221]:** Reduced from 24 inches

**Comment [PRZ222]:** Location standard added by Tree Task Force

**Comment [PRZ223]:** Species type added by Tree Task Force

**Comment [PRZ224]:** Fee in Lieu option added by Tree Task Force

**Comment [PRZ225]:** Provision added by Tree Task Force

**Comment [PRZ226]:** Added for clarity on whom makes determination

**(4) Tree and Vegetation Protection During and After Construction<sup>820</sup>**

- (i) Tree protection shall be required prior to and during site disturbance and construction activities. No activities with the potential of causing damage to the root systems of trees

<sup>819</sup> New section.  
<sup>820</sup> New section that incorporates existing tree protection construction activity provisions contained in Sec. 12A-49(e). The first three provisions (i-iii) come from Ch.12A, but have been revised for clarity.

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(h): Alternatives and Adjustments (4): Tree and Vegetation Protection During and After Construction

shall be allowed within twenty (20) feet outside the drip line of the trees being preserved, protected or planted as part of the landscaping or tree preservation plan.<sup>821</sup>

- (ii) An orange construction fence or an equivalent shall be installed and “Tree Preservation – Keep Out” signs shall be posted every one hundred (100) feet along the perimeter of the tree preservation area, and the fencing and signs shall be maintained for the duration of all site disturbance and construction activities.<sup>822</sup>
- (iii) If site grading occurs within twenty (20) feet of the Tree Preservation area, the perimeter of the area must be trenched to a minimum width of two (2) feet and a minimum depth of two (2) feet. Tree roots shall then be pruned by the property owner.<sup>823</sup>
- (iv) The tree and vegetation protection fencing shall be clearly shown on the project approval documents. No construction, grading, equipment or material storage, or any other activity shall be allowed within the fenced area. All tree and vegetation protection measures shall be inspected and approved by the City Arborist prior to start of any land disturbing activities.

**Comment [PRZ227]:** Revised from 15 feet to match other provisions for consistency

(h) Alternatives and Adjustments<sup>824</sup>

- (1) This section is not intended to prevent the use of a material or method of construction not prescribed specifically by this section, especially whenever a stream, natural rock formation or other physiographic condition exists; provided that any such alternate material or method has been approved in writing or in plan and its use authorized by the Director as providing at least equivalent quality, effectiveness, durability, hardness, and performance to the specific requirements of subsections (a) through (g) above.
- (2) The Director may modify the Property Edge Buffering standards of Section 29-4.5(e) by up to ten (10) percent (increase or decrease in width and height) if necessary to provide adequate buffering of impacts or to respond to specific site conditions.
- (3) The Director may modify the Property Edge Buffering standards of Section 29-4.5(e) if the Director determines that the design, height, location of uses, massing, and landscaping of the applicant’s project mitigates potential adverse impacts on surrounding properties.
- (4) The Director may modify the Street Frontage Landscaping standards of Section 29-4.5(d) for properties involving outdoor sales of vehicles or equipment if the Director determines that strict application of these standards will significantly reduce visibility of the goods being sold from the fronting public street.
- (5) Where the requirements of this section are applied to a redevelopment or reconstruction project, rather than a new development, the Director may authorize a reduction of minimum off-street parking requirements established in Section 29-4.4, by up to ten (10)

<sup>821</sup> Current Section 12A-49(e). Protected distance outside drip line increased from 15 to 20 feet per staff request.

<sup>822</sup> Proposed addition to Section 12A-49(e).

<sup>823</sup> Proposed addition to Section 12A-49(e). Since Module 3, responsibility for pruning has been clarified.

<sup>824</sup> Subsection 1 is current Sec. 29-25(h). Subsection 4 replaces current Sec. 29-25(i), which is very complex for its limited applicability to only two specific uses. Subsections 2, 3 and 5 are new.

percent, if necessary to accommodate street frontage landscaping required by subsection (d) above or the parking area landscaping required by subsection (f) above.

- (6) Where the requirements of this Section 29-4.5 are applied to a redevelopment or reconstruction project, rather than a new development, the scope of compliance shall be commensurate with the scope of redevelopment.

**Comment [PRZ228]:** Potential for added clarity state that reconstruction of a small portion of a large site is not required to bring entire site into compliance.

## 29-4.6 Stormwater and Natural Resources<sup>825</sup>

### (a) Stormwater Management<sup>826</sup>

#### (1) Purpose<sup>827</sup>

The purpose of this Section 29-4.6(a) is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety and welfare of the public. This article is intended to meet that purpose through the following objectives:

- (i) Minimize increases in stormwater runoff from any development in order to reduce flooding, siltation and stream bank erosion and stream channel degradation;
- (ii) Minimize increases in non-point source pollution caused by stormwater runoff from development which would otherwise degrade local water quality;
- (iii) Minimize the total annual volume of surface water runoff which flows from any specific site during and following development to not exceed the predevelopment hydrologic regime to the maximum extent practicable; and
- (iv) Reduce stormwater runoff rates and volumes, soil erosion and non-point source pollution, wherever possible, through stormwater management controls and to ensure that these management controls are properly maintained and pose no threat to public safety.

#### (2) Applicability<sup>828</sup>

- (i) This Section 29-4.6(a) shall apply to all developments that alter the surface of the land with the following exceptions and exemptions:
  - (A) Attached and detached single-family residences, farmland and domestic gardens are exempt from the provisions of this Section.

<sup>825</sup>New section that integrates stormwater and natural resource protection development standards in Ch. 12A (Land Preservation) into the Code. Current code requires the design of “a drainage system . . . to minimize the possibility of soil erosion and flood damage” in all existing zoning districts, except for the residential districts and requires a stormwater management plan in accordance with Ch. 12A for planned district rezoning and development plan approval. Other than that, stormwater, drainage, and erosion control is not addressed in existing Code.

<sup>826</sup> Current Ch. 12A, Article V. Legislative findings in 12A-85 were removed.

<sup>827</sup> Current Sec. 12A-86.

<sup>828</sup> Current Sec. 12A-87.

## 29-4.7 Exterior Lighting<sup>851</sup>

### (a) Purpose

The purpose of this Section 29-4.7 is to enhance the attractiveness and livability of the community for its citizens, both during the day and at night without compromising the safety, security, and well-being of persons engaged in outdoor nighttime activities. It is the intent of this section to control the obtrusive aspects of excessive and careless outdoor lighting usage while preserving, protecting, and enhancing the lawful nighttime use and enjoyment of property. Intended outcomes include:

- (1) Insuring that parking areas, public gathering places, approaches to buildings, and other areas active at night have adequate outdoor illumination.
- (2) Minimizing the adverse impacts on public safety and comfort due to excessive glare.
- (3) Providing minimum and maximum light levels and establishing standards of lighting uniformity to enhance night vision and security.
- (4) Minimizing spillage of light on adjacent or nearby property.
- (5) Minimizing the effects of skyglow.
- (6) Encouraging energy conservation through the use of efficient lighting technologies.

### (b) IESNA Standards and Interpretations

The standards in this Section 29-4.7 are based on the standards in the IESNA Lighting Handbook, 9th Edition and "Lighting for Exterior Environments: An IESNA Recommended Practice," RP-33-99 both published by the Illuminating Engineering Society of North America. These publications shall be used in interpreting undefined terms and unclear provisions of this section. When new editions of these publications are available, the Environment and Energy Commission shall prepare a report to the Council setting forth any recommended changes in the standards of this section.

### (c) Conformance with Applicable Codes

All outdoor illuminating devices shall be installed in conformance with the provisions of this Section 29-4.7, the building code, the electrical code and Chapter 23 of the Columbia Code of Ordinances, as applicable and under appropriate permit and inspection.

### (d) General Standards and Exceptions

<sup>851</sup> Carries forward Current Sec. 29-30.1(Outdoor lighting regulations), with revisions focused on energy efficiency, glare reduction, and community safety, as noted. Current Sec. 29-30.1(g)(3)(Maximum height for parking illumination in a planned district) was deleted as unnecessary, and a 500 foot distance requirement is excessive.

- (1) This section applies to all new construction that includes outdoor lighting and to all replacement of outdoor lighting structures other than replacement of lighting fixtures, except that:
  - (i) Lighting structures installed lawfully before December 4, 2006, may continue in operation. Routine replacement and repair of lighting fixtures installed before December 4, 2006, shall be exempt from the requirements of this section.
  - (ii) Lighting installations in the M-BP or PD districts shown on development plans approved before December 4, 2006, shall comply with outdoor lighting standards adopted as part of those plans.
  - (iii) Additions to buildings, parking lots, and other site improvements approved before December 4, 2006, shall be exempt from the lighting plan submittal requirements of subsection (f) below, provided the addition does not increase either the size of a building or parking lot greater than fifty (50) percent of its existing gross floor area.
  - (iv) The addition of individual lighting structures shall not require submittal of a lighting plan pursuant to subsection (f) below provided the owner provides a certification that the additional lighting structures conform to the design criteria of this section, or the property owner obtains a special exception as provided in section 29-31(g).
  - (v) This section shall not apply to public street lighting.
  - (vi) Seasonal decorations that include illuminated displays are exempt from this section except that no light fixture that is part of a seasonal display shall be aimed or directed to create glare or light spillage.
  - (vii) This section shall not apply to the installation of an outdoor lighting structure if an application for a building permit involving the installation of that structure was received by the City on or before December 4, 2006.
- (2) All outdoor facilities intended for nighttime use (5:00 p.m. – 7:00 a.m.) shall be illuminated and such illumination shall be maintained in compliance with the standards of this section.<sup>852</sup>
- (3) Searchlights and similar spot light fixtures, such as moving, flashing, chasing and strobe lights used to attract attention to a place are prohibited.
- (4) For enhanced security, only light sources with a color rendering index (CRI) of greater than sixty (60) shall be used. See Table 4.7-1 for CRI range of lamps.

Lamp Type	Color Rendering Index (CRI)
<b>Fluorescent</b>	
Lite White	> 40
Warm White	> 50
Warm White Deluxe	> 70
Cool White	> 60

<sup>852</sup> Revised to clarify that nighttime use begins when it is dark outside, regardless of the time of day or season.

<b>Table 4.7-1: Color Rendering Index Range of Lamps</b>	
<b>Lamp Type</b>	<b>Color Rendering Index (CRI)</b>
Cool White Deluxe	> 80
White	> 60
Daylight	> 70
T12 Rare Earth Phosphor	> 69 to > 80
T8 Rare Earth Phosphor	> 70 to > 90
Natural	> 80
Incandescent	> 80
Compact T4, T5	> 80
C50, C70, DSGN 50	> 90
<b>Mercury Vapor</b>	
Clear	15 - 25
Coated	40 to > 50
<b>Metal Halide</b>	
Clear or Coated	60 > 90
<b>High Pressure Sodium</b>	
Standard	> 20
Color Improved	> 60
High Color Rendering	> 80
<b>Low Pressure Sodium</b>	> 20

From "Lighting for Parking Facilities," Report 20 - 98 of the IESNA 1998. For lamp types not listed above, the Manufacture's CRI for the lamp can be used to determine if the lamp meets the standard of a CRI > 60.

- (5) Any light source or lamp that emits more than 900 lumens (13 watt compact fluorescent or 60 watt incandescent) shall be concealed or shielded with an IESNA full cut-off style fixture with an angle not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion on adjacent property.<sup>853</sup>

**(e) Methods of Measurement<sup>854</sup>**

- (1) Unless otherwise specified, all footcandle values shall be measured horizontally and shall refer to maintained footcandles (initial values with a light loss ratio applied).
- (2) Light spillage thresholds shall be determined by horizontal footcandles measured at ground level at the property line.
- (3) Maximum height shall be measured as the vertical distance between the finished grade directly below a light fixture and the highest point on the light fixture.
- (4) A light loss ratio of seventy-two tenths (0.72) shall be used to calculate lighting plans.

<sup>853</sup> New provision.

<sup>854</sup> These technical details will be relocated to an administrative manual.

- (5) Maximum-to-minimum is the highest horizontal illuminance point divided by the lowest horizontal illuminance point or area and should not be greater than the values shown.

**(f) Photometric Lighting Plan Requirements<sup>855</sup>**

All applications for building permits involving installation of outdoor lighting shall include the following information:

- (1) A photometric plan, prepared by a lighting engineer at a scale of no smaller than one (1) inch equals sixty (60) feet which consists of:
  - (i) An accurate site plan of the proposed development indicating the location of property lines, and all existing and proposed land improvements including but not limited to buildings, parking lots, aisles and driveways, streets, walkways, landscaped areas and accessory structures;
  - (ii) The estimated footcandles at ground level across the entire site, at minimum intervals of thirty (30) feet, including estimated footcandles at the property line;
  - (iii) Location and type of all lighting fixtures;
  - (iv) A table indicating the type, light source, wattage, output in lumens, light loss ratio, height of luminaires above grade and the maximum-to-minimum ratio. The maximum-to-minimum ratio shall be calculated using ninety-five (95) percent of the data point sources, excluding two and one-half (2.5) percent of the lowest values and two and one-half (2.5) percent of the highest values; and
  - (v) A certification by a lighting engineer that the lighting plan complies with the standards of this section. The Director may rely on this certification for issuance of appropriate construction and occupancy permits.
- (2) Manufacturer's catalogue specifications of all luminaires to be used, indicating the design, refractor (lens) type, cutoff angle (full, semi or non-cutoff), and any special features affecting the performance of the light.

**(g) Parking Lot Lighting**

The following standards apply to the illumination of parking lots:

**(1) Minimum Lighting and Maximum Illuminance**

- (i) During business hours, parking lots shall be uniformly illuminated such that vehicular license plates, addresses and directional, instructional or regulatory signs are plainly visible without blind spots or excessive distortion of color.
- (ii) The maximum footcandles allowed on adjacent property is one-half (0.5) for residential and two (2.0) for non-residential, and maximum illuminance shall comply with Table 4.7-2.

<sup>855</sup> These application requirements will be relocated to an administrative manual or the City's web site, with the exception of the Director's reliance on third-party certification of lighting plan compliance for issuance of permits.

	<b>Basic (footcandles)</b>	<b>Enhanced Security (footcandles)</b>
<b>Minimum horizontal illuminance</b>	0.2 footcandles	0.5 footcandles
<b>Maximum-to-minimum ratio</b>	20:1	15:1
<b>Minimum vertical illuminance</b>	0.1 footcandles	0.25 footcandles

From "Lighting for Parking Facilities," IESNA, RP-20-98, p. 3.

**(2) Lighting Control**

Lighting shall have automatic controls capable of turning off lighting when sufficient daylight is available or when the lighting is not required during nighttime hours. Lighting not designated for dusk-to-dawn operation shall be controlled by an astronomical time switch or time switch and photo sensor with the following exceptions:

- (i) Emergency lighting that is automatically off during normal building operation;
- (ii) Lighting that is specifically designated as required by a health or life safety statute, ordinance, or regulation; or
- (iii) Decorative gas lighting systems.

**(3) Maximum Height<sup>856</sup>**

The height of the light structure shall not exceed twenty-eight (28) feet above grade, except as required by Section 29-4.9 (Neighborhood Protection Standards).<sup>857</sup>

**(4) Building Mounted Lighting<sup>858</sup>**

Areas of parking lots, circulation drives, loading areas and drive-thru lanes located near the perimeter of a building may be illuminated by building-mounted lights provided the design of the lights conform to the standards of Section 29-4.7(j) below and as documented in the lighting plan.

**(h) Service Station Canopy and Apron Lighting**

The following standards apply to gasoline service stations in addition to the parking lot lighting regulations in subsection (g).

**(1) Minimizing Glare**

To minimize glare, no drop, sag or convex lenses shall be used on lighting under the canopy unless the lenses are recessed within the canopy ceiling or shielded by appropriate glare shields. No lighting shall be mounted on building or canopy fasciae or rooftops unless the

<sup>856</sup> Existing subsections (iii) and (iv) allowing for PD district exceptions have been deleted because PD zoning generally allows heights to be negotiated anyway. Provisions allowing non-cutoff light fixtures to have lower heights was deleted because full cutoff fixtures are now required.

<sup>857</sup> Exception and cross-reference added.

<sup>858</sup> Carries forward existing subsection 29-30.1(g)(4).

fixtures are full cutoff. The intent is to keep all the light under the canopy. This lighting shall be provided with low glare luminaires.

**(2) Maximum Illuminance.**

The maximum average illuminance levels are set forth in Table 4.7-3.

<b>Table 4.7-3: Service Station or Gas Pump Area Illuminance Levels</b>	
<b>Area Description</b>	<b>Maximum Average Illuminance on Described Area (Footcandles)</b>
Approach with dark surroundings	1.5
Driveway with dark surroundings	1.5
Pump island area with dark surroundings	5.0
Building facades with dark surroundings	2.0
Service areas with dark surroundings	2.0
Landscape highlights with dark surroundings	1.0
Approach with light surroundings	2.0
Driveway with light surroundings	2.0
Pump island area with light surroundings	10.0
Building facades with light surroundings	3.0
Service areas with light surroundings	3.0
Landscape highlights with light surroundings	2.0

From "Lighting for Exterior Environments: IESNA Recommended Practice," RP-33-99, p. 43.

**(i) Outdoor Display Area Lighting**

Illumination of outdoor display areas for sale of automobiles, recreational vehicles, and manufactured homes and other finished products customarily displayed outdoors shall be permitted in accordance with Table 4.7-4 and with the following:

- (1) Maximum height of light fixtures same as parking lots.
- (2) To minimize glare, no drop, sag or convex lenses shall be used on display-area lighting. Glare shields shall be used to eliminate visibility of the light source from the public roadway.
- (3) The maximum footcandles allowed on adjacent property is one-half (0.5) for residential and two (2.0) for non-residential, and maximum illuminance shall comply with Table 4.7-4.

<b>Table 4.7-4: Illuminance Levels for Outdoor Display Lighting</b>		
<b>Area</b>	<b>Maximum Illuminance on Pavement (Footcandles)</b>	<b>Maximum-to-Minimum Ratio</b>
Adjacent to roadway	10—20	5:1
Other areas	5—10	10:1
Entrances	5—10	5:1
Driveways	2—3	10:1

From "Lighting for Exterior Environment: IESNA Recommended Practice," RP-33-99, p. 43

**(j) Building Lighting**

Building lighting shall comply with the following standards.

**(1) Location and Direction**

- (i) Building mounted lights shall be mounted and installed so that all light is directed downward, unless the lights are decorative lighting.
- (ii) Fixtures shall be full cutoff or semi-cutoff.
- (iii) No wall packs or similar lights shall be permitted unless the cutoff angle effectively eliminates visible glare from beyond the property lines.
- (iv) No light fixtures shall be mounted above the parapet or, for pitched roofs, above the eave except motion-detection security lighting, decorative lighting and accent lighting.
- (v) Functional lighting shall not exceed four hundred (400) watts of incandescent illuminance or the equivalent. Decorative or accent lighting shall not exceed one hundred (100) watts of incandescent illuminance or the equivalent.<sup>859</sup>
- (vi) The maximum footcandles allowed on adjacent property is one-half (0.5) for residential and two (2.0) for non-residential.
- (vii) If swivel mountings are used, lights may be raised a maximum of twenty (20) degrees from horizontal and may not be mounted above the buildings.
- (viii) The maximum average illuminance levels for floodlighting buildings and monuments are set forth in Table 4.7-5.

**Table 4.7-5: Illuminance Levels for Floodlighting Buildings and Monuments**

Area Description	Maximum Average Illuminance (Vertical) (Footcandles)
Bright surroundings and light surfaces	5
Bright surroundings and medium light surfaces	7
Bright surroundings and dark surfaces	10
Dark surroundings and light surfaces	2
Dark surroundings and medium light surfaces	3
Dark surroundings and medium dark surfaces	4
Dark surroundings and dark surfaces	5

From "Lighting for Exterior Environments: IESNA Recommended Practice," RP-33-99, p. 30.

**(2) Decorative Lighting**

Decorative building lighting, in which the purpose is enhancement of building appearance, shall be permitted and may be directed toward the building, provided that all light is cast against the building surface.

<sup>859</sup> Equivalence language added.

- (i) Lighting fixtures shall be carefully located, aimed and shielded so that light is directed only onto the building facade. Lighting fixtures shall not be directed toward adjacent streets or roads.
- (ii) Lighting fixtures mounted on the building and designed to wash the facade with light are preferred.

#### (k) Landscape Lighting

Landscape lighting shall comply with the following standards:

- (1) Luminaires shall be mounted four (4) feet or lower to the ground.
- (2) The photometric plan shall show the location of all landscape lighting fixtures and the landscaping feature each fixture is to illuminate. The plan shall demonstrate that the installation shall not generate excessive light levels, cause glare, or direct light beyond the landscaping into the night sky.<sup>860</sup>

#### (l) Athletic Field and Outdoor Arena Lighting

The following standards apply to the illumination of athletic fields and outdoor arenas:

##### (1) Minimum and Maximum Lighting

Athletic fields, where nighttime activity is authorized, shall provide adequate illumination for the scheduled activities. The minimum and maximum light levels shall meet the standards for sports lighting set forth in "Sports and Recreational Area Lighting," RP-6-01, published by the Illuminating Engineering Society of North America. Lighting shall use cutoffs so that light is primarily aimed at and directed to the activity area.

##### (2) Fixture Height

Athletic field other than adult baseball fields and arena lighting fixtures shall not exceed seventy (70) feet above finished grade directly below the lighting fixture. Adult baseball field lighting fixtures shall not exceed eighty (80) feet above finished grade directly below the lighting fixture.

##### (3) Hours of Operation

Lighting, except for lights reasonably necessary for security purposes, shall be turned off within two (2) hours after the event or closure of the facility, or when required by other regulatory ordinance. Dusk to dawn lights for security purposes shall not emit visible glare from the perspective of adjacent properties, internal access aisles and public streets.

##### (4) Maximum Footcandles

The maximum footcandles allowed on adjacent property is one (1.0) footcandle on residential properties and four (4.0) footcandles on non-residential properties.

<sup>860</sup> Photometric plan application details will be removed from the Code and put in an administrative manual or on the City's web site.

#### (m) Private Street Lighting

Private street lighting is permitted provided the fixtures, wattage and output, fixture height, and spacing are comparable to the public street lighting standards set forth in Chapter 27 (Utilities) Sections 27-146 through 27-151 (Street Lighting) of the City's Municipal Code.

#### (n) Security Lighting

Security lighting shall comply with the following standards:

- (1) All security lighting fixtures shall be shielded and aimed so that illumination is directed only to the designated area and not cast on other areas. Lighting shall not be directed above a horizontal plane through the top of the lighting fixture, and the fixture shall include shields that prevent the light source or lens from being visible from adjacent roadways and properties. The use of general floodlighting fixtures is prohibited.
- (2) The maximum footcandles allowed on adjacent property is one-half (0.5) for residential and two (2.0) for non-residential.

#### (o) Sign Lighting

Illumination of signs shall conform to Section 29-4.10 (Sign Standards) of this Code. Location of illuminated signs and any lighting fixtures external to the signs shall be included on a lighting plan.

### 29-4.8 Design Standards and Guidelines<sup>861</sup>

#### (a) Intent

The intent of this section is to:

- (1) Allow full development of properties consistent with the dimensional standards established in Chapter 2 and Section 29-4.1 while establishing baseline requirements for building and site features that will create stable residential neighborhoods, mixed use, commercial, and industrial areas.
- (2) Enhance the public realm.
- (3) Reduce conflicts between existing and new structures.
- (4) Encourage effective development of street frontages and other public elements that enable new projects to add value to existing communities.
- (5) Encourage creative and sustainable design responses to contemporary opportunities.

<sup>861</sup> New section per the Detailed Outline to help Columbia encourage the quality and style of development it desires without applying form-based controls to all lots and blocks and use specific standards to all types of uses. In reviewing the new form-based standards in Section 29-4.2, the City should consider if any of those controls should apply to development outside of M-DT.

- (2) If the context of a site makes subsection (1) above impractical, the Director may approve a parking lot design that locates a parking area, drive-through lane, vehicle circulation driveway, or a combination of these three site planning elements, in the area described in subsection (1) above, provided all of those three site planning elements are located at least six (6) feet from an adjacent lot containing a single- or two-family dwelling.

**(f) Lighting Height<sup>867</sup>**

The maximum height of any lighting pole within fifty (50) feet of the side or rear lot lines shall be 20 feet.<sup>868</sup>

**29-4.10 Sign Standards<sup>869</sup>**

**(a) Purpose<sup>870</sup>**

The purposes of these sign regulations are:

- (1) To allow the effective use of signs as a means of communication in the City;
- (2) To maintain and enhance the City's ability to attract sources of economic development and growth;
- (3) To improve pedestrian and traffic safety;
- (4) To minimize possible adverse effects of signs on nearby property;
- (5) To bring all signs into compliance with adopted regulations;
- (6) To enable the fair and consistent enforcement of these sign regulations.
- (7) To maintain and enhance the appearance of the community.
- (8) To comply with all applicable federal and state laws regarding the First Amendment and free speech.

**(b) Applicability<sup>871</sup>**

The standards of this Section 29-4.10 apply to the erection of any sign of any type within the City, unless specifically exempted or excluded by a provision of this Code. In addition to the provisions of this Section 29-4.10, all properties must comply with any sign regulations contained in any Use-specific Standard in Section 29-3.3 applicable to the property. In the event

<sup>867</sup> New section that is also referenced in Sec. 29-4.7(g)(3)(iii).

<sup>868</sup> New provision.

<sup>869</sup> Integrates Ch. 23 (Signs) of the City's municipal ordinance into this Code. Current sign development standards are integrated into this Chapter 29-4. Sign definitions have been included in Chapter 1. Changes are minimal and footnoted. While legal action challenging content-based sign regulations are rare and generally unsuccessful, these regulations have been generally reviewed for content-based material.

<sup>870</sup> Current Sec. 23-0.5.

<sup>871</sup> New section.

of a conflict between the standards of this Section 29-4.10 and the sign standards in any approved PD district, the standards in the approved PD district shall apply.

(c) Prohibited Signs<sup>872</sup>

- (1) No sign shall be erected in such a manner that it will or reasonably may be expected to interfere with, obstruct, confuse, distract or mislead traffic, or be considered obscene or a nuisance to the general public.
- (2) No person, except a public officer or an employee in the performance of a public duty, shall fasten any sign or notice of any kind on any curbstone, lamppost, street or sidewalk surface, pole, bridge or tree upon a public street, except for any banner attached to a City street light standard for which an attachment permit has been issued. This prohibition includes, but is not limited to, advertisements and announcements of buildings or land for sale or rent, garage sales, private picnics and election campaign posters. This prohibition is not to be construed as prohibiting signs or notices indicating danger or aids to service or safety, or subdivision identification signs, to be erected with written permission from the Director.<sup>873</sup>
- (3) No signs painted on buildings, walls or fences shall be allowed.
- (4) No wind signs shall be allowed.
- (5) No freestanding, on-premises commercial sign, including the supporting structures, shall be allowed to remain on any property more than six (6) months after the business or uses advertised on the sign have been discontinued.
- (6) No sign shall be erected or maintained in a location or in such a manner that any portion of the sign will be within ten (10) feet, measured either horizontally, vertically or at any intermediate angle, of any electric power line wire carrying a voltage in excess of two hundred forty (240) volts, nor shall any sign be within ten (10) feet of a vertical line extended upward from such an electric power line wire.
- (7) No portable signs shall be allowed, except for sandwich board signs in the M-DT district.<sup>874</sup>
- (8) No animated signs shall be allowed.
- (9) No off-premise signs or billboards shall be allowed, except as provided in Section 29-4.10(e)(2).<sup>875</sup>
- (10) No commercial signs shall be allowed except as provided for in this Section 29-4.10.
- (11) No commercial flags shall be allowed except that a business may display one flag no larger than forty (40) square feet which bears the symbol or trademark or name of the business. No further advertising shall be permitted on such flags.
- (12) No digital signs shall be allowed.

**Comment [PRZ244]:** Council has asked that this provision be reviewed in greater depth to determine if a permitting process and additional regulations are necessary. Such review and potential revision will be addressed separately from the UDO review process.

<sup>872</sup> Current Sec. 23-2.

<sup>873</sup> Existing language reorganized to clarify which signs are included in or exempt from the prohibition.

<sup>874</sup> Exception for sandwich board signs added, since the current Code allows these.

<sup>875</sup> Revised to prohibit off-premise signs other than billboards.

**(d) Regulations Based on Use and Area**

**(1) Residential Use Signs<sup>876</sup>**

(i) Table 4.10-1 sets forth signs standards for identification and sale, rental, or lease signs permitted for certain residential uses and land areas.

**Table 4.10 – 1: Residential Use Signs – Identification (ID) & Sale/Rent**

Type	Single- or Two- Family		Multiple-Family		Manufactured Home	Land
	ID	Sale/Rent	ID	Sale/Rent	ID	Sale/Lease
Maximum Number	1/each street frontage				See Section 29-4.10(f)(1)	1/lot
Maximum Area	4 sq. ft.	4 sq. ft.	15 sq. ft.	4 sq. ft.		<b>Lots greater than 1 acre:</b> 12 sq. ft./acre; 32 sq. ft. (max) <b>Lots less than 1 acre:</b> 12 sq. ft.
Location	On premises					
Other						

(ii) Identification of Subdivision or Neighborhood Area

Identification signs for subdivisions and residential areas are regulated by Section 29-4.10(f)(1). This type of sign may be situated on private property adjacent to the entrance or, by special permission of the Council, may be located on median strips that divide public streets leading into the named subdivision area. If the sign is permitted to be located in the public right-of-way, the design and location of the sign shall first be approved by the Director and the following criteria shall be met:

- (A) Minimum setback at an intersection shall be twenty-five (25) feet.
- (B) Minimum width of an island on which a sign is to be located shall be eight (8) feet.
- (C) Location on the island or median strip shall be along the centerline of the median parallel to the entrance street.
- (D) Signs shall be designed and located so as not to interfere with the visibility of traffic at any location.

(iii) Table 4.10 – 2 sets forth standards for various general sign types allowed on all residential lots.

<sup>876</sup> Current Sec. 23-11 standards have been organized into two tables for readability.

	Open House/Model Home	Solicitation	Garage Sale	Real Estate Sales Office (Temporary)
<b>Type</b>	Advertise open house	Prohibit solicitors, peddlers, hawkers, itinerant merchants, or transient vendors from entering private property	Advertise garage sale conducted on premises	Identify a temporary real estate sales office
<b>Maximum Number</b>	3/property	1/property	1/each street abutting the premises	1/property
<b>Maximum Area</b>	4 sq. ft./sign	1 sq. ft.	4 sq. ft./sign	6 sq. ft.
<b>Maximum Height</b>				4 ft.
<b>Location</b>	On or Off premises	On premises	On premises	On premises
<b>Other</b>	Signs are only permitted during the hours the home is open for viewing		Signs are only permitted during the time of the sale	

**(2) Business Use Signs Outside the M-DT District<sup>877</sup>**

The following standards apply to all signs that are related to a use that is not a residential use or an industrial use, as shown in Table 29-3.1 (Permitted Use Table) and that is not located in the M-DT district.

- (i) Table 4.10–3 sets forth standards for wall, projecting, and roof signs for all business uses outside the M-DT district, with the exception of shopping centers, office buildings, theaters, automobile service stations, hotels and motels.<sup>878</sup>

	Wall	Projecting	Roof	Freestanding
<b>Sign Combinations</b>	Each property may have 2 of the 4 signs in this table, but a business may not to have both a freestanding and a roof sign			
<b>Number</b>	Any combination of wall, canopy, or awning signs, not to exceed the maximum surface area	1	1	1 for each adjacent street R-O-W, per the regulations in Section 29-4.10(f)(1)
<b>Maximum Area</b>	<ul style="list-style-type: none"> <li>See Section 29-4.10(f)(2)</li> <li>1 rear entrance sign; 10 sq. ft. max size</li> </ul>		2 sq. ft./linear ft. of building frontage	
<b>Location</b>	On premises	<ul style="list-style-type: none"> <li>On premises</li> <li>Not to exceed 8 ft. in projection from the building wall on each wall facing a street</li> <li>If a 1-story building, the sign may extend 10 ft. above the roof line or parapet of the building</li> </ul>	Roof of a 1- or 2-story building	

<sup>877</sup> Groups current sections regulating business signs outside of the current C-2 District together.

<sup>878</sup> Current Sec. 23-13 (Business uses outside the CBD) regulations have been organized into two tables for clarity and readability (Signs by Number and Type and Sale, Lease, etc. Signs).

	Wall	Projecting	Roof	Freestanding
Other		Sign shall not extend above the roof line or parapet of the building, except for a one-story building	Sign shall not extend beyond the highest point of the roof on which it is located	

(ii) Table 4.10 – 4 sets forth standards for sale or lease, identification, and directional signs for all business uses outside of the M-DT district.

	Sale or Lease		Development Identification	Directional <sup>879</sup>
	Building	Land		
Type	Advertises office or commercial space for sale, rent, or lease	Advertises land for sale or rent	Identifies a commercial development, except for shopping centers (see Table 4.10-5)	
Maximum Number	1	1	1	1
Maximum Area	12 sq. ft.	<ul style="list-style-type: none"> <li>▪ Greater than one acre: 12 sq. ft./acre; 32 sq. ft. (max)</li> <li>▪ Less than one acre: 12 sq. ft./acre (max)</li> </ul>	32 sq. ft.	32 sq. ft.
Maximum Height			6 ft.	3 ft. (measured from the grade immediately below the sign)
Location	On premises	On premises		On premises, at each automotive entrance and exit of any business, in any development, except ATMs regulated under Section 29-4.10(e)(9) <sup>880</sup>

<sup>879</sup> Relocated from Current Sec. 23-22 and grouped with the sign standards in Current Sec. 23-13 because provision applies to directional signs outside the current CBD.

<sup>880</sup> Provision in current Sec. 23-22 revised to clarify that standard applies to all businesses except ATMs.

(iii) As an alternative to the signs permitted in subsections (i) through (ii) above, Table 4.10 – 5 sets forth standards for signs permitted if the property is a shopping center:

	Shopping Center	Each Separate Business		Businesses with a Rear or Side Entrance
		Wall, Canopy, Awning	Roof	
<b>Maximum Number</b>	1 freestanding master sign/adjacent street ROW			1 wall or awning sign/entrance
<b>Maximum Surface Area</b>	<ul style="list-style-type: none"> <li>▪ 64 sq. ft./ acre</li> <li>▪ 288 sq. ft. or ½ sq. ft. in area/ linear ft. of adjacent street ROW the sign is oriented toward, whichever is greater</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Wall facing a street:</b> See Section 29-4.10(f)(2)</li> <li>▪ <b>Wall facing main shopping center parking area:</b> 64 sq. ft.</li> </ul>	<b>All signs located above any one wall:</b> 4 sq. ft./ linear ft. of wall length occupied by the business	10 sq. ft./entrance
<b>Maximum Height</b>	30 ft.			
<b>Location</b>	Adjacent street ROW	On premises	On premises and located above a wall	
<b>Other</b>	If adjacent street is an arterial street designated for collector street provisions then the freestanding sign must comply with Section 29-4.10(f)(1)		A roof sign shall not extend beyond the highest point of the roof on which it is located	

**(3) Signs in M-DT District**<sup>882</sup>

The Columbia M-DT is intended to be attractive, historic and pedestrian friendly. Accordingly, signs should be smaller in scale and fewer in number. This will enhance the attractiveness of the area, reduce visual clutter, increase property values and encourage tourism and other business.

**(i) Applicability**

This section regulates signs within the M-DT district, with the exception of theaters, which are subject to Section 29-4.10(e)(10).<sup>883</sup>

**(ii) General Standards**

(A) Table 4.10-6 sets forth standards for business signs permitted at different building levels within the M-DT.

<sup>881</sup> Combines current Section 23-14 (Shopping center signs) and Section 23-35(i)(Area, height and placement of freestanding shopping center signs). Revised to clarify that these sign types are alternatives to — not in addition to the other business use signs listed above. However, a shopping center that includes a multi-tenant building as well as single-use buildings on outlots or pad sites can use of both sets of standards.

<sup>882</sup> Current Sec. 23.12 (CBD Business Signs) now in two tables. Redundant requirements on sign types, number, and areas have been consolidated in Table 4.10-6.

<sup>883</sup> Text that the section addresses “business use of signs” was deleted, since this is a Mixed Use district.

Table 4.10 – 6: M-DT Business Signs by Building Level [1]				
	Awning	Projecting	Wall	Window
<b>Aggregate Size Limitation</b>	15% of the wall space of one building elevation. All signs identified in this Table and Table 4.10 - 7, except for Building Directories and Identification Signs, contribute to this aggregate amount.			
<b>Lower Level</b>				
<b>Maximum Number</b>	1/elevation			
<b>Maximum Area</b>	18 sq. ft.	8 sq. ft.	24 sq. ft.	18 sq. ft.
<b>Placement</b>		<ul style="list-style-type: none"> <li>▪ Shall not project more than 3 ft. from face of wall</li> <li>▪ Bottom of sign must be at least 8 ft. from ground</li> <li>▪ Top of sign must be no more than 12 ft. from ground</li> </ul>	<ul style="list-style-type: none"> <li>▪ No higher than the bottom of a second level window</li> </ul>	
<b>Street Level [2]</b>				
<b>Maximum Number</b>	2/elevation			
<b>Maximum Area</b>	32 sq. ft.	8 sq. ft.	32 sq. ft.	32 sq. ft.
<b>Placement</b>		See lower level standards above	<ul style="list-style-type: none"> <li>▪ Below the bottom of the second level window on multi-story buildings</li> </ul>	
<b>Second Level</b>				
<b>Maximum Number</b>	1/elevation			
<b>Maximum Area</b>	18 sq. ft.	8 sq. ft.	<ul style="list-style-type: none"> <li>▪ <b>Street Level:</b> 24 sq. ft.</li> <li>▪ <b>Second Level:</b> 18 sq. ft.</li> </ul>	18 sq. ft.
<b>Placement</b>			<ul style="list-style-type: none"> <li>▪ <b>Street Level:</b> No higher than the bottom of a second level window</li> <li>▪ <b>Second Level:</b> No higher than the bottom of a third story window</li> </ul>	
<b>Upper Level (Third level and above)</b>				
<b>Maximum Number</b>	1/elevation			
<b>Maximum Area</b>	18 sq. ft.	Not allowed	Not allowed	18 sq. ft.
<b>Other</b>			<ul style="list-style-type: none"> <li>▪ If now higher level windows exist, placement may be 40 inches above finished floor level (max.)</li> </ul>	Signs spread across multiple windows will be counted as 1 sign
<p><b>[1] Single-use Building:</b> A business that occupies an entire building with a frontage equal to or greater than 48 ft. may choose to install only 1 sign per elevation. In that case, the maximum size of the single sign is the lesser of 64 %t of the wall space of 1 elevation, provided all other criteria are met. Wall sign placement is not restricted to below the second story window sill.</p> <p><b>[2] Large Businesses:</b> Street level tenants with 48 feet or more of frontage and located in multiple-tenant buildings may choose to install only 1 sign per elevation as an alternative to any 2 sign types. In that case, the maximum size of the single sign is the lesser of 48 sq. ft. or 15% of the wall space of 1 elevation, provided all other criteria are met. Wall signs must be placed no higher than the bottom of the second story window sill.</p>				

(B) Table 4.10-7 sets forth standards for other business signs permitted in the M-DT district.

Table 4.10 – 7: Other M-DT Business Signs					
	Building Directories	Building Identification	Mobile <sup>884</sup>	Directional	Signs Adjacent to Providence Road
Aggregate Size Limitation			15 % of the wall space of one building elevation. All signs identified in this Table, except Building Directories and Identification Signs, and Table 4.10 - 6 contribute to this aggregate amount.		
Maximum Number	1/Building Entrance	1/Building	1/street level entrance	1/automotive entrance and exit	Signs on any building elevations adjacent to Providence Road, except for City-owned property or vacant property greater than 150 ft. in depth between the building elevation and the road ROW are subject to the sign regulations outside of the M-DT district in Section 29-4.100.
Maximum Area	6 sq. ft.	18 sq. ft.	8 sq. ft.	8 sq. ft.	
Maximum Height				3 ft. (measured from grade immediately below sign)	
Location			<ul style="list-style-type: none"> <li>▪ On the sidewalk directly in front of the business;</li> <li>▪ Provided that a straight, unobstructed pathway at least 60 inches wide is maintained on the sidewalk</li> </ul>		
Other			Shall not be attached to any property not owned by the business owner to whom the sign is permitted.		

**(4) Industrial Use Signs<sup>885</sup>**

**(i) Freestanding Signs**

One freestanding sign may be allowed per adjacent street right-of-way and further regulated by Section 29-4.10(f)(1).

**(ii) Wall Signs**

In addition to the freestanding sign permitted above, each business shall be allowed on-premises wall, canopy and awning signs not to exceed the maximum surface area allowed under Section 29-4.10(f)(2).

<sup>884</sup> Existing standard revised to refer to Mobile Signs rather than Sandwich Boards. Mobile Signs is a newly defined term that includes sandwich boards. This revised standard clarifies that mobile signs can only be attached to property owned by the business owner.

<sup>885</sup> Current Sec. 23-15.

(iii) **Sale or Lease of Land**

For lots of one acre or larger, one (1) on-premises sign not exceeding twelve (12) square feet in sign surface area per acre, with a maximum sign surface area of thirty-two (32) square feet, is allowed to advertise land for sale or rent. For lots of less than one (1) acre in size, one sign of not exceeding twelve (12) square feet in signs area is allowed.

(iv) **Sale or Lease of Building**

One on-premises sign, not exceeding thirty-six (36) square feet in sign surface area, shall be allowed to advertise the sale, lease or rent of industrial space.

(v) **Industrial Parks**

In industrial parks, one industrial park master sign, shall be allowed for each adjacent street right-of-way, in accordance with Section 29-4.10(f)(1).

**(e) Regulations Based on Type of Sign<sup>886</sup>**

**(1) Banners<sup>887</sup>**

(i) **Special Business District**

The Special Business District may attach banners to City street light standards located on public rights-of-way, or within public utility easements, adjacent to public rights-of-way, within an area defined as follows: bound on the north by Rogers Street, on the east by College Avenue, on the south by Elm Street and on the west by Providence Road. Attachment of the banners shall be done under the following conditions:

- (A) The message conveyed relates to cultural, civic or other City wide activities.
- (B) No banner can carry a political or nonsecular message.
- (C) The Columbia Special Business District, after executing an attachment agreement with the City, shall have the exclusive right to install banners on City street light standards in the above-described area. The attachment agreement shall set out requirements for the design of attachment brackets and installation, removal, maintenance, and responsibility for such attachment brackets and banners. Said requirements shall be set out in banner regulations promulgated by the City manager and reviewed annually and approved by the Council.
- (D) Banners shall conform to design specifications established by the Special Business District.

(ii) **College, University, or Hospital**

A college, university or hospital may attach banners to City street light standards located on public rights-of-way, or within public utility easements, adjacent to the

<sup>886</sup> Consolidates all sign type regulations, with the exception of current Section 23-19 (Office Signs) which reiterates the requirements in existing Section 23-13(Business Signs – For uses outside the CBD) now Section 29-4.10(d)(2).

<sup>887</sup> Current Sec. 23-8.5.

campus of the college, university or hospital. Attachment of the banners shall be done under the following conditions:

- (A) The banners shall be limited to identifying the name of the college, university or hospital or conveying a message related to cultural, civic or City-wide activities.
- (B) No banner can carry a political or nonsecular message.
- (C) The college, university or hospital, after executing an attachment agreement with the City, shall have the exclusive right to install banners on the City street light standards described in the agreement. The attachment agreement shall set out requirements for the design of attachment brackets and installation, removal, maintenance, and responsibility for such attachment brackets and banners.

(iii) **Library**

Notwithstanding any other provisions of this Section 29-4.10, a public library may display banners subject to the following conditions:

**(A) Attachment to City street light standards**

Upon entering into an attachment agreement with the City, a public library may attach banners to City street light standards located on public rights-of-way, or within public utility easements, adjacent to the library premises, including library parking lots. The library, after executing the attachment agreement with the City, shall have the exclusive right to install banners on the City street light standards described in the agreement. The attachment agreement shall set out requirements for the design of attachment brackets and installation, removal, maintenance and responsibility for such attachment brackets and banners.

**(B) Attachment to library light standards and sign poles**

A public library may attach banners to library light standards and to library sign poles.

**(C) Parking lot sign poles**

Each library parking lot shall be allowed up to four (4) banner sign poles for each adjacent street right-of-way. The banners on the poles shall be the same height as the banners on the library light standards in the lot. The poles shall be located at least four (4) feet from the street right-of-way.

**(D) Banner content**

The banners shall be limited to identifying the name of the library or library facility or conveying a message related to a cultural, civic or City-wide activity. No banner can carry a political or nonsecular message.

**(E) Banner number and size**

There is no limit on the number of banners, however, banners shall not exceed sixteen (16) square feet in sign surface area per side or a total of thirty-two (32) square feet per banner.

(F) Banners other than for library identification

If a banner is for a purpose other than identifying the library or library facility, the banner shall not remain in place for more than thirty (30) days.

**(2) Billboards<sup>888</sup>**

(i) Locations<sup>889</sup>

Billboards shall be allowed in areas zoned M-N, M-C, M-DT, or a PD district permitting commercial uses, M-BP, or IG, provided that the location is within sixty (60) feet of the nearest edge of the right-of-way of:

- (A) Any interstate (I-70); or
- (B) Any freeway (U.S. 63); or
- (C) Any other highways where the City is mandated by law to allow billboards.

(ii) Regulations

All billboards shall comply with the following regulations:

- (A) Billboards shall be oriented toward traffic on the interstate, freeway or highway.
- (B) No billboard along any interstate shall be erected closer than two thousand (2,000) feet from another billboard. No billboard along any freeway shall be erected closer than four thousand (4,000) feet from another billboard. No billboard along any highway shall be erected closer than one thousand (1,000) feet from another billboard.
- (C) No billboard shall be erected closer than five hundred (500) feet from any area zoned R-1, R-2, R-MF, R-MH, A, a PD district that allows residential uses,<sup>890</sup> or any equivalent county zoning.
- (D) No billboard shall be erected closer than five hundred (500) feet from any residential structure.
- (E) No billboard shall be erected closer than five hundred (500) feet from any religious institution, elementary/secondary school, or public park, playground or golf course.<sup>891</sup>
- (F) No billboard shall be erected closer than five hundred (500) feet from any historical site or historical district so designated by the federal, state or City government.
- (G) No billboard shall be erected closer than one hundred (100) feet from any on-premises freestanding sign.
- (H) No billboard shall be erected within five hundred (500) feet of an interchange or intersection at grade. The five hundred (500) feet shall be measured from the

<sup>888</sup> Current Sec. 23-16. Subsections 1 and 2 have been combined to avoid repetition.

<sup>889</sup> Simplifies current Sections 23-16(a)-(c).

<sup>890</sup> PUD replaced by "a PD that allows residential uses."

<sup>891</sup> New use names replace "church, school, or park."

beginning or ending of the pavement widening at the exit from or entrance to the main traveled way.

- (I) The maximum height of a billboard along any interstate is forty-five (45) feet. The maximum height of a billboard along any freeway is thirty (30) feet. The maximum height of a billboard along any highway is twelve (12) feet.
- (J) The maximum surface area of a billboard along any interstate is two hundred eighty-eight (288) square feet. The maximum surface of a billboard along any freeway is one hundred twenty-eight (128) square feet. The maximum surface area of a billboard along any highway is seventy-two (72) square feet.
- (K) Billboards shall have only one sign surface area except that billboards may have two (2) sign surface areas if the surface areas are oriented in opposite directions. No V-shaped billboards are allowed.
- (L) External lighting of billboards, such as floodlights, thin line and gooseneck reflectors are permitted, provided the light source is directed upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed toward any residential structure or into any portion of the main traveled way of the interstate, freeway, or highway, and the lights are not of such intensity so as to interfere with the residential use of property or to cause glare, impair the vision of the driver of a motor vehicle, or otherwise interfere with a driver's operation of a motor vehicle.
- (M) No billboard shall have wind-actuated elements or any material that glistens or sparkles.
- (N) No billboard shall be erected closer than five hundred (500) feet from a City greenspace access easement, greenspace conservation easement or greenspace trail easement.
- (O) No billboard shall have any revolving, moving, flashing, blinking or animated characteristics.
- (P) No billboard shall have any electronic, digital, tri-vision or other changeable copy display.

### (3) Civic Signs<sup>892</sup>

One on-premises freestanding sign shall be allowed for any religious institution or governmental entity per street block in accordance with Section 29-4.10(f)(1). One on-premises illuminated wall sign for each street frontage shall be allowed in accordance with Section 29-4.10(f)(2).

### (4) Construction Signs<sup>893</sup>

One (1) on-premises unilluminated construction sign, a wall or freestanding sign, which may indicate the names of architects, engineers, builders, contractors, owners and financial institutions shall be allowed at the site of construction, provided such signs shall be erected

<sup>892</sup> Current Sec. 23-17.

<sup>893</sup> Current Sec. 23-20.

only after the issuance of a City building permit and removed upon issuance of a certificate of occupancy by the City. The maximum height shall be eight (8) feet and the maximum size shall be sixty-four (64) square feet.

#### **(5) Hotel Signs<sup>894</sup>**

Motels and hotels shall be allowed the following signs:

##### **(i) Wall Signs**

Motels and hotels shall be allowed on-premises wall, canopy and awning signs on each wall facing a street, with the sign surface area not to exceed the maximum surface area allowed under Section 29-4.10(f)(2).

##### **(ii) Projecting Sign**

Except in the central business district, one on-premises projecting sign not to exceed eight (8) feet in projection from the building wall shall be allowed on each wall facing a street. In the case of a one-story building, such signs may extend ten (10) feet above the roof line or parapet of the building. In all other cases such signs shall not extend above the roof line or parapet of the building.

##### **(iii) Freestanding Signs**

One on-premise freestanding sign in accordance with Section 29-4.10(f) (except that only one shall be allowed).

##### **(iv) Supplemental Signs**

Supplemental signs, not to exceed three (3) for each street frontage, may be used to advertise additional facilities and services (restaurant, bar, night club, etc.) available at the motel or hotel. Such supplemental signs shall be wall signs and shall have a maximum sign surface area of one hundred (100) square feet per street frontage.

##### **(v) Marquee Signs**

Hotels with an entrance marquee shall be permitted one (1) marquee sign with a maximum sign surface area not to exceed two (2) square feet per linear foot of frontage for the marquee.

#### **(6) Light Vehicle Service and Repair Signs<sup>895</sup>**

Light vehicle service and repair establishments shall be allowed a total of three (3) of the following four (4) signs:

- (i) One freestanding sign, indicating the name, emblem or symbol of the company, in accordance with Section 29-4.10(f)(1).
- (ii) One on-premises freestanding sign, indicating services available, in accordance with Section 29-4.10(f)(1).

<sup>894</sup> Current Sec. 23-26.

<sup>895</sup> Current Sec. 23-23. Name revised from Automobile Service Station to match Permitted Use Table.

- (iii) On-premises wall, canopy and awning signs not exceeding the maximum surface area allowed under Section 29-4.10(f)(2).
- (iv) One on-premises roof sign not exceeding two (2) square feet in sign surface area per linear foot of building frontage. No roof sign shall extend beyond the highest point of the roof upon which it is located.

#### **(7) Noncommercial Signs<sup>896</sup>**

Except as otherwise allowed or restricted in this Section 29-4.10, noncommercial signs are subject to the following restrictions:

- (i) They shall be ground or wall signs, except when placed in a location where other types of signs are allowed.
- (ii) They shall not exceed sixteen (16) square feet in sign surface area per premises; provided that any noncommercial sign may have a sign surface area as large as that of any allowable sign in the same location.
- (iii) They shall not exceed a maximum height of ten (10) feet; provided that any noncommercial sign may be as high as any allowable sign in the same location.
- (iv) The area and height limitations of this Section 29-4.10(e)(7) shall not apply to any noncommercial message placed on a structure that has existed as a nonconforming billboard.
- (v) Any structure that may be lawfully used for an on-premises commercial sign may be used for a noncommercial sign.
- (vi) The restrictions of this subsection (7) shall not apply to banners on the campus of any college, university or hospital.<sup>897</sup>

#### **(8) Parking Lot Signs<sup>898</sup>**

On-premises wall or freestanding signs designating the conditions of use or identity of an automobile parking area and not less than eighteen (18) inches by twenty-four (24) inches in dimension, nor greater than thirty-two (32) square feet in sign surface area, shall be allowed. Freestanding signs shall not be more than eight (8) feet in height, and shall be set back a minimum of ten (10) feet from the property line.

#### **(9) Automatic Teller Machine (ATM) Signs<sup>899</sup>**

##### **(i) Directional Signs**

One (1) on-premises sign, not exceeding eight (8) square feet in sign surface area, and not exceeding three (3) feet in height as measured from the grade immediately below the sign, shall be allowed at each automotive entrance and exit to the ATM.

<sup>896</sup> Current Sec. 23-18.

<sup>897</sup> Revised to delete banner dimensional standards since banners are addressed in a subsection (e)(1) above and the two sets of regulations may be inconsistent.

<sup>898</sup> Current Sec. 23-21.

<sup>899</sup> Combines current sections 23-22(c)(regarding directional signs) and 23-24.1(regarding stand-alone signs).

(ii) Stand-alone Signs

A stand-alone automatic teller machine shall be allowed a total of seventy-five (75) square feet of wall or canopy sign surface area. The sign surface area shall be determined as the area of the basic geometric shape that encloses the message. Sign area for an automated teller machine located within the footprint of an occupied building shall be considered as part of the permitted wall sign surface area for the occupied building.

**(10) Theater Signs<sup>900</sup>**

Notwithstanding any other provisions of this Section 29-4.10, theaters and drive-in theaters shall be allowed any two (2) of the following five (5) types of signs:

- (i) One marquee sign not to exceed two (2) square feet for every linear foot of building frontage.
- (ii) One wall sign not to exceed the maximum surface area allowed under Section 29-4.10(f)(2).
- (iii) One freestanding sign with a maximum of two hundred eighty-eight (288) square feet in area and thirty (30) feet in height. However, no sign shall be greater in area than thirty-two (32) square feet for each screen in the theater, plus thirty-two (32) square feet.
- (iv) Each establishment of one or two (2) stories may be allowed one on-premises roof sign for each wall facing a street. The maximum sign surface area shall be determined at the rate of two (2) square feet per linear foot of building frontage. No roof signs shall exceed the highest point of the roofs upon which they are located.
- (v) One awning sign not to exceed the maximum surface area allowed under Section 29-4.10(f)(2).

**(11) Temporary Signs<sup>901</sup>**

Temporary signs may be allowed subject to the following conditions:

- (i) A permit in accordance with Section 29-5.4(h) shall be required.
- (ii) Such signs shall not exceed thirty-two (32) square feet in size or four (4) feet in height.
- (iii) The sign setback requirements of this chapter shall apply.
- (iv) No person shall be allowed to display a temporary sign or signs on a parcel of land for more than fourteen (14) days in a calendar year.

**(12) Time and Temperature Signs<sup>902</sup>**

Time and temperature signs with a maximum sign surface area of thirty (30) square feet may be placed in any commercial or industrially zoned district, subject to all other restrictions on signs in the commercial or industrially zoned district in which they are placed.

<sup>900</sup> Current Sec. 23-24.

<sup>901</sup> Current Sec. 24-8.6.

<sup>902</sup> Current Sec. 23-27.

(f) Area, Height and Placement Standards<sup>903</sup>

(1) Freestanding Signs

(i) Freestanding signs shall be regulated by the standards in Table 4.10-8 as modified by the provisions of subsection (f)(2) below, and by other regulation of this subsection (f).

Street Class	R-1, R-2, and A-1	R-MF and R-MH	M-OF	M-N, M-C, M-BP	I-G
<b>Local residential</b>	For buildings originally designed and constructed for residential occupancy; only 1 sign per site. 16 sq. ft. max area, 4 ft. max ht. Must be a monument sign.  All other buildings: 32 sq. ft. max. area, 6 ft. max. ht. Must be a monument sign.	For buildings originally designed and constructed for residential occupancy; only 1 sign per site. 16 sq. ft. max area, 4 ft. max ht. Must be a monument sign.  All other buildings: 32 sq. ft. max. area, 6 ft. max. ht. Must be a monument sign.	32 sq. ft. max. area, 6 ft. max. ht.	32 sq. ft. max. area, 6 ft. max. ht.	32 sq. ft. max. area, 6 ft. max. ht.
<b>Collector or local nonresidential</b>	For buildings originally designed and constructed for residential occupancy; only one sign per site. 16 sq. ft. max area, 4 ft. max ht. Must be a monument sign.  All other buildings: 32 sq. ft. max. area, 6 ft. max. ht. Must be a monument or pylon sign	For buildings originally designed and constructed for residential occupancy; only one sign per site. 16 sq. ft. max area, 4 ft. max ht. Must be a monument sign.  All other buildings: 32 sq. ft. max. area, 6 ft. max. ht. Must be a monument or pylon sign	48 sq. ft. max. area, 10 ft. max. ft.	64 sq. ft. max. area, 12 ft. max. ht.	64 sq. ft. max. area, 12 ft. max. ht.
<b>Arterial</b>	32 sq. ft. max. area, 6 ft. max. ht. (Must be a monument or pylon sign)	32 sq. ft. max. area, 6 ft. max. ht. (Must be a monument or pylon sign)	64 sq. ft. max. area, 12 ft. max. ht.	64 sq. ft. max. area, 12 ft. max. ht., for each 1.25 ft. setback, add 3.55 sq. ft./128 max. and 1 ft. ht. to 30 ft. max.	64 sq. ft. max. area, 12 ft. max. ht., for each 1.25 ft. setback, add 3.55 sq. ft./ 128 max. and 1 ft. ht. to 30 ft. max.
<b>Expressway</b>	32 sq. ft. max. area, 6 ft. max. ht.	32 sq. ft. max. area, 6 ft. max. ht.	64 sq. ft. max. area, 12 ft. max. ht.	64 sq. ft. max. area, 12 ft. max. ht., for each 1.25 ft. setback, add 3.55 sq. ft./128 max. and 1 ft. ht. to 30 ft. max.	64 sq. ft. max. area, 12 ft. max. ht., for each 1.25 ft. setback, add 3.55 sq. ft./128 max. and 1 ft. ht. to 30 ft. max.

<sup>903</sup> Current Sec. 23-25.

Street Class	R-1, R-2, and A-1	R-MF and R-MH	M-OF	M-N, M-C, M-BP	I-G
<b>Interstate freeway</b>	32 sq. ft. max. area, 6 ft. max. ft.	128 sq. ft. max. area, 12 ft. max. ht.	128 sq. ft. max area, 30 ft. max. ht.	128 sq. ft. max. area, 30 ft. max. ht., for each 2.00 ft. setback, add 10.65 sq. ft./288 max. and 1 ft. ht. to 45 ft. max.	128 sq. ft. max. area, 30 ft. max. ht., for each 2.00 ft. setback, add 10.65 sq. ft./288 max. and 1 ft. ht. to 45 ft. max.

(ii) Notwithstanding the existing street classifications, the area, height and placement of freestanding signs on property adjacent to the following arterial streets, because of their proximity to existing or planned residential neighborhoods and environmentally sensitive areas, shall be regulated by the collector street provisions of the Table 4.10-8.

- (A) Stadium Boulevard (State Rt. E) north of Interstate 70
- (B) Creasy Springs Road
- (C) Paris Road south of Business Loop 70
- (D) Waco Road
- (E) Mexico Gravel Road/Brown Station Road
- (F) Ballenger Lane
- (G) Clark Lane, east of Olympic Boulevard
- (H) Broadway, east of Tenth Street and west of Sixth Street
- (I) New Haven Road
- (J) Old 63
- (K) College Avenue
- (L) Rangeline Street from Rogers Street to Business Loop 70
- (M) Providence Road between Stewart Road and Stadium Boulevard; and, north of Bear Creek
- (N) Nifong Boulevard, west of Monterey Drive and east of Buttonwood Drive
- (O) Forum Boulevard
- (P) West Boulevard
- (Q) Scott Boulevard
- (R) Chapel Hill Road
- (S) Sinclair Street
- (T) Old Plank Road.
- (U) Vandiver Driver, east of Parker Street

(iii) The area, height and placement of freestanding signs on property adjacent to the following collector and local, non-residential streets, because they serve established

business areas or are near an interstate or expressway, shall be regulated by the arterial street provisions of the Table 4.10-8:

- (A) I-70 Drive Northwest from Stadium Boulevard to Garden Drive
  - (B) I-70 Drive Southwest
  - (C) I-70 Drive Southeast
  - (D) West Worley Street from eight hundred (800) ft. east of Bernadette Drive to one thousand five hundred (1,500) ft. west of Stadium Boulevard
  - (E) West Ash Street from eight hundred (800) ft. east of Bernadette Drive to one thousand five hundred (1,500) ft. west of Stadium Boulevard
  - (F) Bernadette Drive from Stadium Boulevard to West Worley Street
  - (G) Fairview Road between Bernadette Drive and Bernadette Place
  - (H) Bernadette Place
  - (I) Knipp Street
  - (J) Hutchens Drive
  - (K) Beverly Drive
  - (L) Green Meadows Road from Providence Outer Roadway to one hundred fifty (150) feet west of Green Meadows Way
  - (M) Parkade Boulevard from Business Loop 70 to Interstate 70
  - (N) Garth Avenue from Business Loop 70 to Interstate 70
  - (O) Indiana Avenue
  - (P) Grand Avenue from Business Loop 70 to Dakota Avenue
  - (Q) Colorado Avenue
  - (R) Dakota Avenue
  - (S) Illinois Avenue
  - (T) Nebraska Avenue
  - (U) 7th Street from Business Loop 70 to Interstate 70
  - (V) Commerce Court
  - (W) Hathman Place
  - (X) Bowling Street, south of Business Loop 70
  - (Y) Belmont Street
  - (Z) Peach Tree Drive
- (iv) The interstate and freeway category in subsection (a) shall apply only to property within one hundred (100) feet of the right-of-way of Interstate 70 and U.S. 63 and property, either in whole or in part, within one thousand (1,000) feet of the mid-point of the intersections with Interstate 70 and U.S. 63.

- (v) Street classifications are defined by the Major Thoroughfare Plan of the City of Columbia and the Subdivision Regulations of the City of Columbia.
- (vi) Freestanding signs located on interior lots shall be set back from each side lot line a distance equal to twenty-five (25) percent of the lot width. On corner lots, the side setback shall be equal to twenty-five (25) percent of the lot width and applied only to the side lot line not adjacent to a street right-of-way.
- (vii) Freestanding signs shall, at a minimum, be set back ten (10) feet from the right-of-way line, except that freestanding signs located on through lots shall be set back from the right-of-way lines no more than one-half ( $\frac{1}{2}$ ) the lot depth. Freestanding signs located on corner lots abutting three (3) or more street rights-of-way shall be set back from the front and rear lot lines no more than one-half ( $\frac{1}{2}$ ) the lot depth.
- (viii) Where increased sign area and height are allowed by reason of increased setback, the setback shall be measured from the point of minimum setback.
- (ix) In any PD zoning district that allows non-residential uses,<sup>904</sup> freestanding sign area, height, placement and number shall be subject to review and approval of development plans or final development plans. Specific regulations shall be recommended to and approved by the Council as part of a development plan or final development plan, or in the case of minor revisions, by the Commission or the Director. Changes to specific sign regulations within a development plan shall only be approved through compliance with zoning ordinance procedures for review and approval of development plans and final development plans and changes to them.
- (x) Within M-DT, signage shall be regulated by the provisions of Section 29-4.10(d)(3).
- (xi) Freestanding sign regulations for R-1, R-2, R-MF and R-MH zoning districts found in Table 4.10-8 shall only be applicable to signs for identification of manufactured home parks and subdivisions or neighborhood areas regulated under Section 29-4.10(d)(1). Any non-residential uses allowed in the A, R-1, R-2, and R-MF districts shall be allowed freestanding signage in accordance with Table 4.10-8.

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<sup>904</sup> Replaces “planned office, planned commercial, and planned industrial.”

**(2) On-premises Wall, Canopy and Awning Signs<sup>905</sup>**

(i) On-premises wall, canopy and awning signs shall be regulated by the following Table 4.10-9 of sign regulations in accordance with the more detailed regulations of this section:

<b>Table 4.10-9: On Premise Wall, Canopy, and Awning Signs</b>					
<b>Street Class</b>	<b>R-1, R-2, and A-1</b>	<b>R-MF and R-MH</b>	<b>M-OF</b>	<b>M-N, M-C, M-DT, M-BP</b>	<b>I-G</b>
<b>Local Residential</b>	32 sq. ft. max area	32 sq. ft. max area	32 sq. ft. max area	32 sq. ft. max area	32 sq. ft. max area
<b>Collector or Local Non-Residential</b>	32 sq. ft. max area	32 sq. ft. max area	48 sq. ft. max area	64 sq. ft. max area; except that if the business does not have a freestanding sign, for each 1.25 feet of setback, add 3.55 sq. ft. to a 128 sq. ft. max	64 sq. ft. max area; for each 1.25 setback add 3.55 sq. ft. to a 128 sq. ft. max area
<b>Arterial</b>	32 sq. ft. max area	32 sq. ft. max area	64 sq. ft. max area	64 sq. ft. max area; for each 1.25 ft. setback, add 3.55 sq. ft. to a 192 sq. ft. max area	64 sq. ft. max area; for each 1.25 ft. setback, add 3.55 sq. ft. to a 192 sq. ft. max area
<b>Expressway</b>	32 sq. ft. max area	32 sq. ft. max area	64 sq. ft. max area	64 sq. ft. max area; for each 1.25 ft. setback, add 3.55 sq. ft. to a 256 sq. ft. max area	64 sq. ft. max area; for each 1.25 ft. setback, add 3.55 sq. ft. to a 256 sq. ft. max area
<b>Interstate Freeway</b>	32 sq. ft. max area	128 sq. ft. max area	128 sq. ft. max area	128 sq. ft. max area; for each 2.00 ft. setback, add 10.65 sq. ft./ 288 max	128 sq. ft. max area; for each 2.00 ft. setback, add 10.65 sq. ft./ 288 max

- (ii) Arterial streets listed in Section 29-4.10(f)(1) shall be regulated by the collector street provisions of Table 4.10-9.
- (iii) Collector and local, non-residential streets listed in Section 29-4.10(f)(1) shall be regulated by the arterial street provisions of Table 4.10-2.
- (iv) The interstate and freeway category in Table 4.10-2 shall apply only to property within one hundred (100) feet of the right-of-way of Interstate 70 and U.S. 63 and property, either in whole or in part, within one thousand (1,000) feet of the midpoint of the intersections with Interstate 70 and U.S. 63.
- (v) Street classifications are defined by the Major Thoroughfare Plan of the City of Columbia and the Subdivision Regulations of the City of Columbia.
- (vi) Where increased sign area is allowed by reason of increased setback, the setback shall be measured from a point thirty-five (35) feet from the curb or, if there is no curb, then thirty-five (35) feet from the edge of the pavement.
- (vii) The surface area of any wall sign shall not exceed fifteen (15) percent of the area of the wall or twenty (20) percent of the area of the wall if the business does not have a freestanding sign.
- (viii) In any PD zoning district that allows nonresidential uses,<sup>906</sup> on-premises wall, canopy and awning sign surface area shall be subject to review and approval of development plans or final development plans. Specific regulations shall be recommended to and approved by the Council as part of a development plan or final development plan, or in

<sup>905</sup> Current Sec. 23-25.1.

<sup>906</sup> Replaces “planned office, planned commercial, and planned industrial.”

the case of minor revisions, by the Commission or Director. Changes to specific sign regulations within a development plan shall only be approved through compliance with zoning ordinance procedures for review and approval of development plans and final development plans and changes to them.

- (ix) When an establishment has frontage on more than one street, the sign surface area for wall, canopy and awning signs shall be determined separately for each street.

## 29-4.11 Operation and Maintenance Standards<sup>907</sup>

### (a) Maintenance Requirement

#### (1) General<sup>908</sup>

When the standards and procedures of this Code or by conditions attached to any permit, approval, or variance require that any building or site feature be constructed or installed, the property owner is responsible for maintaining those building or site features in good repair, and for replacing them if they are damaged or destroyed or, in the case of living materials, if they become diseased or die after installation. In addition, property owners shall be responsible for each of the additional maintenance, replacement, and operating standards set forth in this Section 29-4.11.

#### (2) Landscape Maintenance<sup>909</sup>

- (i) The trees, shrubs, fences, walls and other landscaping materials depicted on approved plans shall be considered as elements of the project in the same manner as parking, building materials and other elements. The property owner and any agents who are authorized to maintain the property shall be responsible for the continued maintenance of those items. Plant material that exhibits evidence of insect pest disease or damage shall be appropriately treated, and dead plants promptly removed and replaced within the next planting season. All landscaping will be subject to periodic inspection by the City to ensure compliance.
- (ii) Any trees required to be installed by this Ordinance that are lost to damage or disease within two (2) years after installation, shall be replaced by the property owner within six (6) months at a ratio of one (1) tree per one (1) inch of DBH lost. Replacement trees must be at least two (2) inch in caliper size. Shrubbery or other plantings that die within eighteen (18) months of installation shall be replaced in kind within six (6) months.

#### (3) Parking Area Maintenance<sup>910</sup>

<sup>907</sup> New section, per the Detailed Outline, that consolidates the maintenance and operating provisions relative to the building and site features to be built in accordance with these Form and Development Controls.

<sup>908</sup> New general provision.

<sup>909</sup> Current Sec. 29-25(g)(3) and 12A-49(f). Second paragraph added since first draft.

<sup>910</sup> New section.