

Columbia, Missouri

Development Code Update

Review of Module 1

August 5, 2014



CLARION

Clarion Associates, LLC In Association with Ferrell Madden

PRESENTATION OVERVIEW

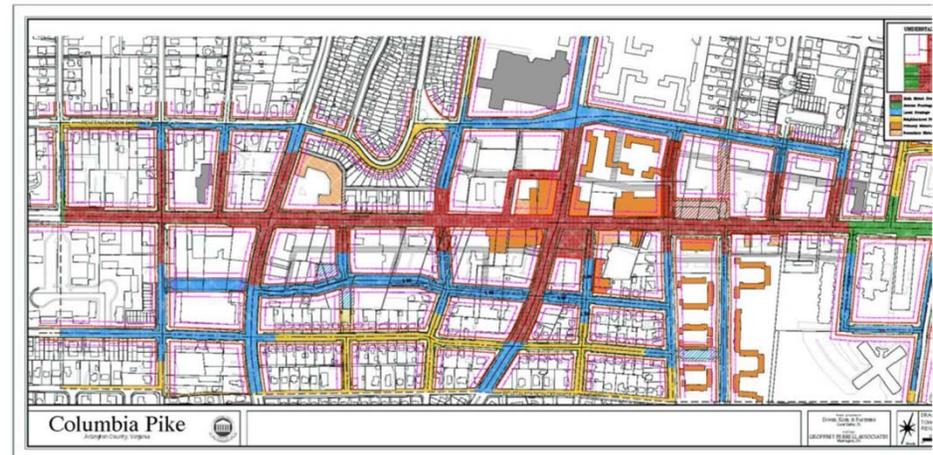
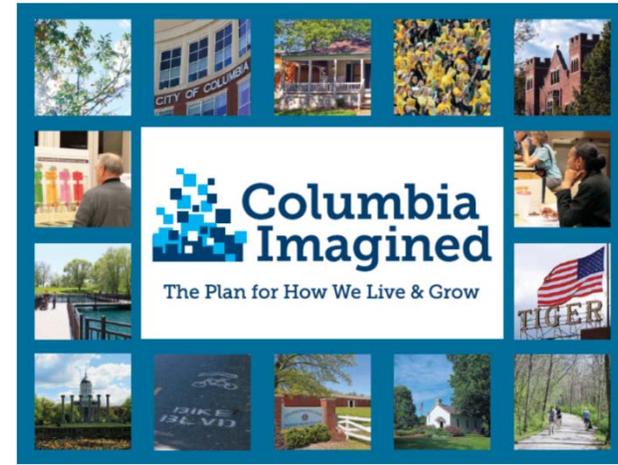
- **Overview of Development Code Update Project**
- **Module 1: Zone Districts and Permitted Uses**
- **Next Steps**
- **Questions and Discussion**

DEVELOPMENT CODE UPDATE PROJECT

PROJECT GOALS

Revise and Integrate Chapters 25 (Subdivision) and 29 (Zoning) to create a Unified Development Ordinance that will:

- Implement *Columbia Imagined*
- Create a new Unified Development Ordinance
- Focus public involvement
- Reformat and reorganize
- Streamline administration
- User-friendly
- Incorporate targeted form-based controls for downtown



PROJECT OVERVIEW

1. Initial Scoping, Analysis & Direction



2. Detailed Outline of Development Code



3. **Staff Drafts of Revised Development Code (3 Modules)**

Spring 14
to
Spring 15

4. **Public Drafts of Revised Development Code (3 Modules)**

Summer
2015

5. Code Testing

Fall - Winter
2015

6. Refinement & Adoption

REVIEW DETAILED OUTLINE

Current Zoning Structure

29-1 Tense and usage
29-2 Definitions
29-3 Districts established
29-4 District map adopted
29-5 Compliance
29-6 to 22 Zoning Districts (19);
Overlay Districts (4)
29-23 Conditional use permits
29-25 to 29-30.1 Uses & design standards
29-31 to 36 Procedures/Admin
29-37 Certificate of occupancy
29-38 to 41 Procedures/Admin



Current Subdivision Structure

Article I. In General
Article II. Plats, Permits, Exceptions
Article III. Subdivision Process
Article IV. Streets
Article V. Reserved
Article VI. Sidewalks
Article VII. Lots
Article VIII. Public Improvements
Article IX. Separability, Violations & Penalties



NEW UDO Structure:

29-1: General Provisions

29-2: Zoning Districts

29-3: Permitted Uses

29-4: Form & Development Controls

29-5: Procedures & Enforcement

DRAFTING THE DEVELOPMENT CODE

NEW UDO CHAPTERS:

29-1: General Provisions

29-2: Zoning Districts

29-3: Permitted Uses

29-4: Form & Development Controls

29-5: Procedures & Enforcement

Three Drafting Stages:

- Module 1 (Today)

- Zone Districts
- Permitted Uses

- Module 2 (October)

- Form & Development Controls

- Module 3 (January)

- General Provisions
- Procedures & Enforcement

MODULE 1

MODULE 1: KEY STRUCTURAL CHANGES

- Chapter 29 - 2
(Zoning Districts)
 - Revised menu of zoning districts
 - New Dimensional Standards Tables (existing standards shown)
 - New drawings showing standard (existing standards shown)

TABLE 29-2-2 R-1 DISTRICT DIMENSIONAL STANDARD SUMMARY	
LOT STANDARDS	
Minimum lot area	7,000 sq. ft.
Minimum lot width at building line	60 ft.
BUILDING STANDARDS	
Minimum depth front yard	25 ft.
Minimum width of side yard	6 ft.
Minimum depth of rear yard	Lesser of 30% lot depth or 25 ft.
Maximum height of primary building	35 ft.
Minimum floor area, excluding basements, porches, and garages ¹⁰³	650 sq. ft.

- Chapter 29-3
(Permitted Uses)
 - New Permitted Use Table
 - Includes by-right, conditional, accessory, and temporary uses
 - Includes use-specific standards

Table 29-2: COLUMBIA, MISSOURI, PERMITTED USE TABLE ¹⁸⁸												
P=Permitted use C=Conditional use A=Accessory use CA=Conditional Accessory use T=Temporary use												
Proposed Zoning District	Residential			Mixed Use				Special Purpose			Use-Specific Standards, in Section 29-3.3	
	R-1	R-2	R-MF R-MH	M-OF O-2 ¹⁹⁰	M-N C-1	M-C C-3	M-DT C-2	M-BP ¹⁸⁹	IG	A		D
Current Zoning District	R-1	R-2	R-3 & R-4 RMH	O-1 & O-2 ¹⁹⁰	C-1	C-3	C-2	M-R	M-C, M-1 & M-U ¹⁹¹	A-1	O-P	PD
LAND USE CATEGORY	R-1	R-2	RMH	O-1 & O-2 ¹⁹⁰	C-1	C-3	C-2	M-R	M-C, M-1 & M-U ¹⁹¹	A-1	O-P	PD
Public Utility Services, Minor ²¹⁵	C	C	C	C	C	P	P	P	P	P		
Wind Energy Conversion System (WECS) as a Principal Use ²¹⁶	See 29-3.3(p)											(q)
COMMERCIAL and INDUSTRIAL USES												
Agriculture & Animal-Related²¹⁷												
Agriculture ²¹⁸											P	
Farmer's Market ²¹⁹	P	P	P	P	P	P	P	P	P	P	P	
Greenhouse or Plant Nursery ²²⁰						P	P	P	P	C	P	
Pet Store or Pet Grooming ²²¹						P	P	P	P	C		
Urban Agriculture ²²²			C		P	P	C	C			P	
Veterinary Hospital ²²³					C	C	P	P		P		

MODULE 1: KEY SUBSTANTIVE CHANGES

Chapter 29-2 (Zoning Districts)

- Consolidates 25 zoning districts into 18
- Replaces C-2 with M-DT (Mixed-Use Downtown), a form-based district
- Replaces four Planned Districts (PUD, O-P, C-P, and M-P) with ONE Planned District (PD)

Office	Mixed Use
O-1 Office	M-OF Mixed Use - Office
O-2 Special Office	
O-P Planned Office	
Commercial	
C-1 Intermediate Business District	M-N Mixed Use - Neighborhood
C-3 General Business District	M-C Mixed Use - Corridor
C-2 Central Business District	M-DT Mixed Use - Downtown
C-P Planned Business District	



RESIDENTIAL ZONING DISTRICTS

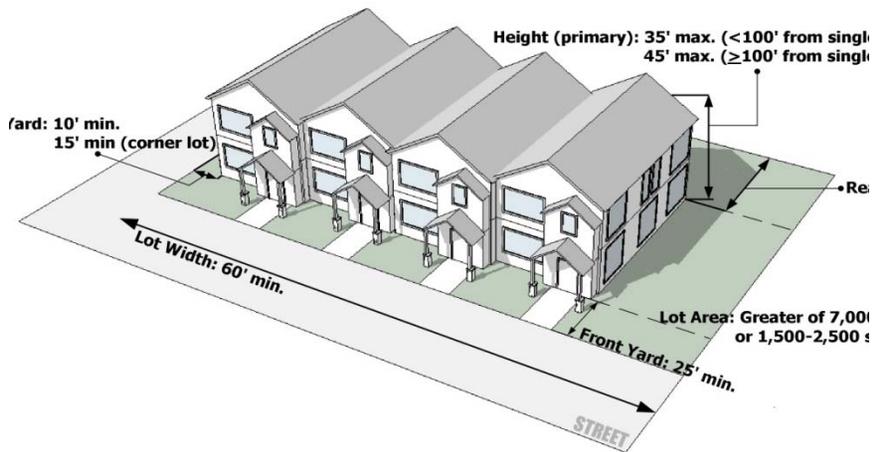
Residential	Residential
R-1 One-Family Dwelling	R-1 One-Family Dwelling
R-2 Two-Family Dwelling	R-2 Two-Family Dwelling
R-3 Medium Density Multiple-Family Dwelling	R-MF Multiple-Family Dwelling
R-4 High Density Multiple-Family Dwelling	
RMH Residential Manufactured Home	R-MH Residential Manufactured Home
PUD Planned Unit Development	

Key Changes

- R-2 will accommodate affordable/efficient “cottage” style development (*Columbia Imagined*)
 - Cottage dimensional standards will be drafted in Module 2
- R-MF (multiple family) = R-3 + R-4
 - One-family, two-family, and medium to high density residential development
 - New use-specific standards

R-MF USE-SPECIFIC STANDARDS

Designed to regulate the scale and design of multi-family dwellings to protect and preserve existing neighborhood character and ownership investments in single- and two-family homes



Regulations (29-3.3(e))

- Façade length and articulation
- Entryway design
- Roof articulation and design
- Four-sided design
- Parking garages and carports
- Universal design
- Additional standards

MIXED-USE DISTRICTS

Office	Mixed Use
O-1 Office	M-OF Mixed Use - Office
O-2 Special Office	
O-P Planned Office	
Commercial	
C-1 Intermediate Business District	M-N Mixed Use - Neighborhood
C-3 General Business District	M-C Mixed Use - Corridor
C-2 Central Business District	M-DT Mixed Use - Downtown
C-P Planned Business District	
Industrial	
M-R Research, Development and Office Park	M-BP Business/Industrial Park

M-OF: Small-scale office, personal service, and residential

M-N: Small-scale commercial & residential

M-C: Commercial sales and services & multi-family residential

M-DT: Nearly all land uses, except low density residential & heavy industrial, subject to form-based controls

M-BP: Commercial, research, development, office, & multi-family

MIXED-USE DISTRICTS

Key Changes

M-N

- Allows pedestrian- and small-scale auto-oriented development
- New pedestrian standards will be reviewed in Module 2

M-C

- Anticipates higher transit use in the future
- New transit standards will be reviewed in Module 2

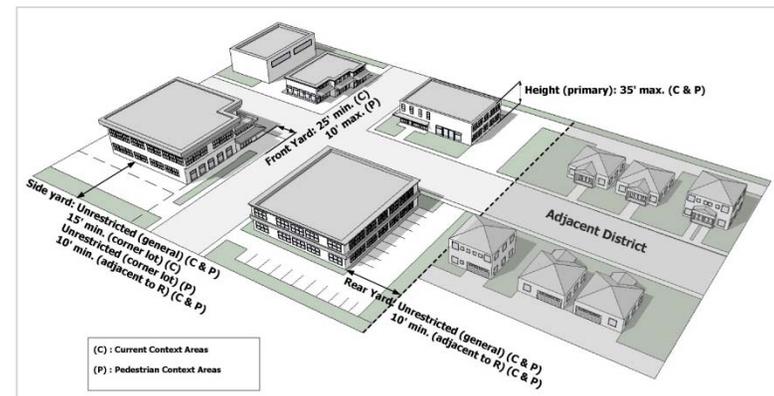
M-DT

- Permits very flexible land uses
- Form-based controls will be presented in Module 2

**TABLE 29-2-7
M-N DISTRICT DIMENSIONAL STANDARD SUMMARY**

	Current	Pedestrian
LOT STANDARDS		
Minimum lot area	N/A	N/A
Minimum lot width at building line	N/A	N/A
BUILDING STANDARDS		
Minimum depth of front yard	25 ft.	0 ft.
Maximum depth of front yard	N/A	10 ft.
Percent of building front width that must be between min. and max. setback lines	N/A	75%
Minimum width of side yard - general	0 ft.	0 ft.
Minimum width of side yard - corner lot street side	15 ft.	0 ft.
Minimum width of side yard - adjacent to R district	10 ft.	10 ft.
Minimum depth of rear yard - general	0 ft.	0 ft.
Minimum depth of rear yard - adjacent to R district	10 ft.	10 ft.
Maximum height of primary building	35 ft.	35 ft.

This Table is a summary of selected standards; refer to Chapter 29-4.1 Dimension Standards, for additional regulations.



M-DT MIXED USE – DOWNTOWN FORM DISTRICT

Drafting in TWO Parts:

Module 1 focuses on flexible uses

Module 2 will focus on detailed form-based controls

Table 29-2: COLUMBIA, MISSOURI, PERMITTED USE TABLE¹⁸⁸
 P=Permitted use | C=Conditional use | A=Accessory use | CA=Conditional Accessory use | T=Temporary use

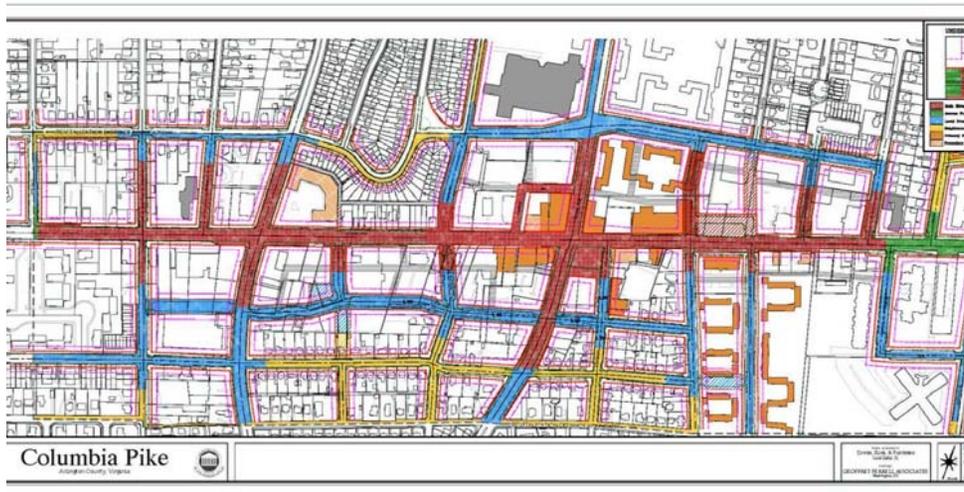
Proposed Zoning District	Residential				Mixed Use				Special Purpose				Use-Specific Standards, in Section 29-3.3	
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-C, M-1, IG & M-U ¹⁹¹	A	O	PUD, O-P		PD
Current Zoning District														
LAND USE CATEGORY	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2 ¹⁹⁰	C-1	C-2	M-DT	M-C, M-1, IG & M-U ¹⁹¹	A-1	O	PUD, O-P	PD	
Guest Accommodations														
Bed and Breakfast ²²⁵			C					P				Per PD Approval		(v)
Hotel ²²⁷								P						
Travel Trailer Park											C			
Office														
Commercial or Trade School ²²⁸					P	P	P	P	P			Per PD Approval		(w)
Office ²²⁹			C		P	P	P	P	P					(x)
Research and Development Laboratory ²³⁰					P	C	P	P	P			Per PD Approval		(y)
Wholesale Sales Office or Sample Room							P	P	P					
Personal Services														
Personal Services, General ²³¹						P	P	P	P			P		(z)

**TABLE 29-2-9
M-DT DISTRICT FORM-BASED CONTROL SUMMARY¹³⁵**

	Standard/Type 1	Standard/Type 2	Standard/Type 3	Other
				
Street Frontage (For example)				
Broadway between X and Y				
8 th and 9 th Street between Z and A				
Other				
Other				
Other				

M-DT MODULE 2 ELEMENTS

- Building Form and “Place-Making” Elements
 - Height
 - Siting
 - Design
- Regulating Plan



SPECIAL PURPOSE DISTRICTS

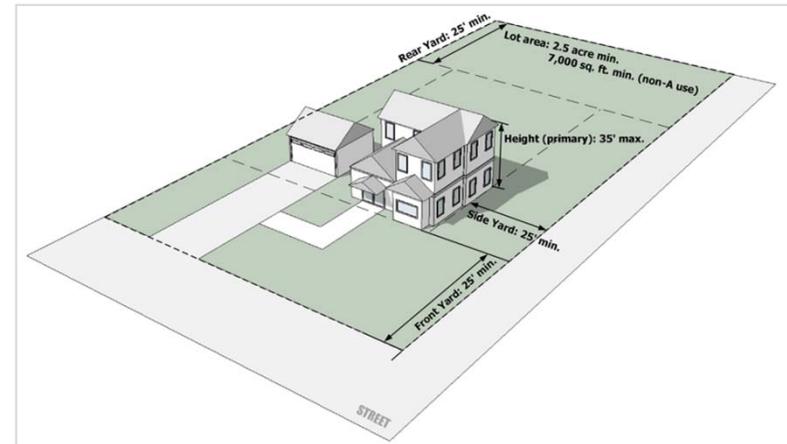
	Special Purpose
M-C Controlled Industrial District	IG Industrial
M-1 General Industrial District	
M-U Underground Space	
M-P Planned General Industrial District	
Agricultural	
A-1 Agricultural	A Agricultural
	O Open Space
	PD Planned Development

- IG:** Heavy commercial and industrial
- A:** Large-scale agricultural and public facilities
- O:** Public parks, opens space, nature reserves & private open spaces
- PD:** Creative mixes of complementary uses

SPECIAL PURPOSE DISTRICTS

Key Changes

- Agricultural (A) district only allows two dwelling units (max) per lot
- NEW Open Space (O) district
- ONE Planned Development (PD) district



**TABLE 29-2-13
O DISTRICT DIMENSIONAL STANDARD SUMMARY**

LOT STANDARDS	
Minimum lot area for agricultural uses	2.5 acres
Minimum lot area for non-agricultural uses	7,000 sq. ft.
BUILDING STANDARDS	
Minimum depth front building setback	25 ft.
Minimum width of side building setback	25 ft.
Minimum depth of rear building setback	25 ft.
Maximum height of primary building	35 ft.

This Table is a summary of selected standards; refer to Chapter 29-4.1 Dimension Standards, for additional regulations.

PD PLANNED DEVELOPMENT

Key Changes

- One district replaces four with a simpler and more uniform approach
- PD rezoning procedures will be included in Module 3
- All existing PUD, O-P, C-P, & M-P districts will be governed by their original terms

Table 29-2: COLUMBIA, MISSOURI, PERMITTED USE TABLE¹⁸⁸
P=Permitted use | C=Conditional use | A=Accessory use | CA=Conditional Accessory use | T=Temporary use

Proposed Zoning District	Residential				Mixed Use					Special Purpose			Use-Specific standards, in Section 29-3.3
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP ¹⁸⁹	M-C, M-1, IG & M-U ¹⁹¹	A	O	
Current Zoning District	R-1	R-2	R-3 & R-4	R-MH	O-1 & O-2 ¹⁹⁰	C-1	C-3	C-2	M-R	M-C, M-1, IG & M-U ¹⁹¹	A-1	O	PUD, O-P C-P, M-P
LAND USE CATEGORY	R-1	R-2	R-3 & R-4	R-MH	O-1 & O-2 ¹⁹⁰	C-1	C-3	C-2	M-R	M-C, M-1, IG & M-U ¹⁹¹	A-1	O	PUD, O-P C-P, M-P
Mechanical and Construction Contractors ²⁴⁷									P	P			
Storage and Wholesale Distribution ²⁴⁸									P	P			(jj)
Manufacturing, Production and Extraction ²⁴⁹													
Artisan Industry ²⁵⁰						P	P	P					
Bakery						C	P	P		P			
Heavy Industry ²⁵¹										C			
Light Industry ²⁵²								C		P			(kk)
Machine Shop ²⁵³								C		P			
Mine or Quarry ²⁵⁴										C	C		

OVERLAY DISTRICTS

Overlay Districts	Overlay Districts
UC Urban Conservation	UC-O Urban Conservation Overlay
S-R Scenic Roadway Area	SR-O Scenic Roadway Area
HP Historic Preservation	HP-O Historic Preservation
F-1 Floodplain	FP-O Floodplain
Communication Antennas and Towers ¹⁰⁰	
Wind Energy Conversion Systems	

- Generally remain the same
- **Key Revisions**
 - O designates overlay
 - Approved UC-O districts included (e.g., Benton-Stephens, East Campus)
 - Cell tower and WECS regulations are relocated to Chapter 29-3 as use-specific standards



MODULE 1: KEY SUBSTANTIVE CHANGES

Chapter 29-3 (Permitted Uses)

- Creates simpler and broader land uses
- Introduces new land uses to implement *Columbia Imagined* (e.g., urban agriculture)
- Includes new use-specific standards to help regulate higher impact land uses (e.g., multi-family dwellings)

Table 29-2: COLUMBIA, MISSOURI, PERMITTED USE TABLE¹⁸⁸
P=Permitted use | C=Conditional use | A=Accessory use | CA=Conditional Accessory use | T=Temporary use

Proposed Zoning District	Residential			Mixed Use				Special Purpose			Use-Specific Standards, in Section 29-3.3			
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP ¹⁸⁹	IG		A	O	
Current Zoning District	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2 ¹⁹⁰	C-1	C-3	C-2	M-R	M-C, M-L, & M-U ¹⁹¹	A-1	O	PUD, O-P	PD
LAND USE CATEGORY	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2 ¹⁹⁰	C-1	C-3	C-2	M-R	M-C, M-L, & M-U ¹⁹¹	A-1	O	PUD, O-P	PD
RESIDENTIAL USES														
Household Living														
Dwelling, One-family Detached ¹⁹²	P	P	P	P	P	P								
Dwelling, One-family Attached ¹⁹³	P	P	P		P	P								
Dwelling, Two-family ¹⁹⁴		P	P		P	P								
Dwelling, Co-housing Project ¹⁹⁵														
Dwelling, Live-work ¹⁹⁶														
Dwelling, Multi-family ¹⁹⁷			P		P	P	P	P	P					
Manufactured Home Park ¹⁹⁸				P										



PERMITTED USES (CHAPTER 29-3)

Understanding the Permitted Use Table

Table 29-2: COLUMBIA, MISSOURI, PERMITTED USE TABLE¹⁸⁸
 P=Permitted use | C=Conditional use | A=Accessory use | CA=Conditional Accessory use | T=Temporary use

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	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP ¹⁸⁹	IG	A	O		PD	
Current Zoning District	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2 ¹⁹⁰	C-1	C-3	C-2	M-R	M-C, M-1, & M-U ¹⁹¹	A-1	O	PD		
LAND USE CATEGORY	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2 ¹⁹⁰	C-1	C-3	C-2	M-R	M-C, M-1, & M-U ¹⁹¹	A-1	O	PD		
Guest Accommodations															
Bed and Breakfast ²²⁶			C					P					Per PD Approval		(v)
Hotel ²²⁷								P		P			Per PD Approval		
Travel Trailer Park											C		Per PD Approval		
Office															
Commercial or Trade School ²²⁸					P	P	P	P	P	P			Per PD Approval		(w)
Office ²²⁹			C		P	P	P	P	P	P			Per PD Approval		(x)
Research and Development Laboratory ²³⁰					P	C	P	P	P	P			Per PD Approval		(y)
Wholesale Sales Office or Sample Room								P	P	P			Per PD Approval		
Personal Services															
Personal Services, General ²³¹						P	P	P	P	P			Per PD Approval		(z)

- All uses identified
- Broader, more flexible categories
- Use-Specific Standards

USE-SPECIFIC STANDARDS (29-3.3)

(w) Commercial or Trade School

In the M-OF district, this use is not permitted to offer retail goods or services to the public.

(x) Office

In the RM district, this shall comply with the following standards:

- (1) The office shall be located only in an institutional setting such as on college, university or hospital property.
- (2) The office shall be located on a collector, arterial or local nonresidential street.
- (3) The Conditional Use Permit shall be valid for a period not to exceed two (2) years. Renewal of the Conditional Use Permit shall be treated as a new request for a Conditional Use Permit.

(y) Research and Development Laboratory

In the M-OF, M-N, M-C, M-DT districts, this use is limited to those not involving use of hazardous materials.

(z) Personal Services, General

In the M-OF, M-N, M-C, and M-DT districts, this use may not involve the use of explosive or hazardous materials.²⁹⁶

NEW USE-SPECIFIC STANDARDS (29-3.3)

Examples of Existing Uses and New Use-Specific Standards

Table 29-2: COLUMBIA, MISSOURI, PERMITTED USE TABLE¹⁸⁸
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	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT ¹⁸⁸	M-BP ¹⁸⁸	IG	A	O		PD
Current Zoning District	R-1	R-2	R-3 & R-4	R-MH	O 1 & O 2 ¹⁹⁰	C-1	C-3	C-4	M-R	M-C, M-1, & M-U ¹⁹¹	A-1	O	PD	
LAND USE CATEGORY	R-1	R-2	R-3 & R-4	R-MH	O 1 & O 2 ¹⁹⁰	C-1	C-3	C-4	M-R	M-C, M-1, & M-U ¹⁹¹	A-1	O	PD	
Retail, Adult ²³⁹							P	C		P				(bb)
Retail, Small							P	P		P				
Retail, Large							P	P		C				
Vehicles & Equipment														
Car Wash ²⁴⁰						C	P	P		P				
Heavy Vehicle and Equipment Sales, Rental, and Servicing ²⁴¹										P			Per PD Approval	(gg)
Light Vehicle Sales or Rental ²⁴²							P	C		P				(hh)
Light Vehicle Service or Repair ²⁴³						C	P	P	P	P			Per PD Approval	(ii)
Parking Lot, Commercial ²⁴⁴								C						
Parking Structure, Commercial ²⁴⁵							P	P		P				

- New adult-business standards are consistent with state law
- Heavy vehicle sales have restrictions on outdoor activities

NEW USES

Examples of New Uses and New Use-Specific Standards

Table 29-2: COLUMBIA, MISSOURI, PERMITTED USE TABLE¹⁸⁸
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Current Zoning District			R-3 & R-4	RMH	O-1 & O-2 ¹⁹⁰	C-1	C-3	C2	M-R	M-C, M-1, & M-U ¹⁹¹	A-1	O	PUD, O-P	C-P, M-P
LAND USE CATEGORY	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2 ¹⁹⁰	C-1	C-3	C2	M-R	M-C, M-1, & M-U ¹⁹¹	A-1	O	PUD, O-P	C-P, M-P
Public Utility Services, Minor ²¹⁵	C	C	C	C	C	P	P	P	P	P	P			
Wind Energy Conversion System (WECS) as a Principal Use ²¹⁶	See 29-3.3(p)												(q)	
COMMERCIAL and INDUSTRIAL USES														
Agriculture & Animal-Related²¹⁷														
Agriculture²¹⁸														
Farmer's Market ²¹⁹	T	T	T		T	P	P	P	P	P	P	P	Per PD Approval	
Greenhouse or Plant Nursery ²²⁰										C	T			(r)
Pet Store or Pet Grooming ²²¹						P	P	P	P	C				
Urban Agriculture ²²²			C		P	P	C	C			P			(s)
Veterinary Hospital ²²³					C	C	P	P		P				(t)

ACCESSORY AND TEMPORARY USES

Accessory and Temporary Uses Clarified

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Current Zoning District	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2 ¹⁹⁰	C-1	C-3	C-2	M-R	M-C, M-1, & M-U ¹⁹¹	A-1	O	PD	
LAND USE CATEGORY	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2 ¹⁹⁰	C-1	C-3	C-2	M-R	M-C, M-1, & M-U ¹⁹¹	A-1	O	PD	
ACCESSORY USES														
Accessory Dwelling Units		A	A										Per PD Approval	(mm)
Backyard, Rooftop, or Community Garden ²⁵⁷	A	A	A	A	A	A	A	A	A	A	A	A	Per PD Approval	(nn)
Communication Antenna or Tower as an Accessory Use	See 29-3.3(p)													(p)
Customary Accessory Uses and Related Structures ²⁵⁸	A	A	A	A	A	A	A	A	A	A	A	A	PD Approval	(oo)
Drive-Up Facility					CA	A	A	A	A	A			PD Approval	(pp)
Home Occupation ²⁵⁹	A	A	A	A	A	A	A	A	A	A	A	A	PD Approval	(qq)
Wind Energy Conversion System (WECS) as a Principal Use ²⁶¹	See 29-3.3(q)													(a)
TEMPORARY USES²⁶²														
Temporary Construction Office or Yard	T	T	T	T	T	T	T	T	T	T	T	T	Per PD Approval	
Temporary Parking Lot					T	T	T	T	T	T	T	T		
Temporary Real Estate Sales/Leasing Office ²⁶³	T	T	T	T	T	T	T	T	T	T	T	T	Per PD Approval	(tt)
Temporary/Seasonal Sales ²⁶⁴			T		T	T	T	T	T	T	T	T	Per PD Approval	

- New ADU ordinance incorporated
- Use-specific standards for customary accessory uses
- Cell towers and WECS included with use-specific standards
- New temporary/seasonal sales use

QUESTIONS?



NEXT STEPS

- **Module 2: Form and Development Controls**

- Include all relevant feedback received to-date in draft
- Release Public Draft October 2014



- **Module 3: Procedures and Enforcement**

- Include all relevant feedback following Module 2 in draft
- Release Public Draft January 2015



Questions & Discussion

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CLARION

Clarion Associates, LLC In Association with Ferrell Madden