

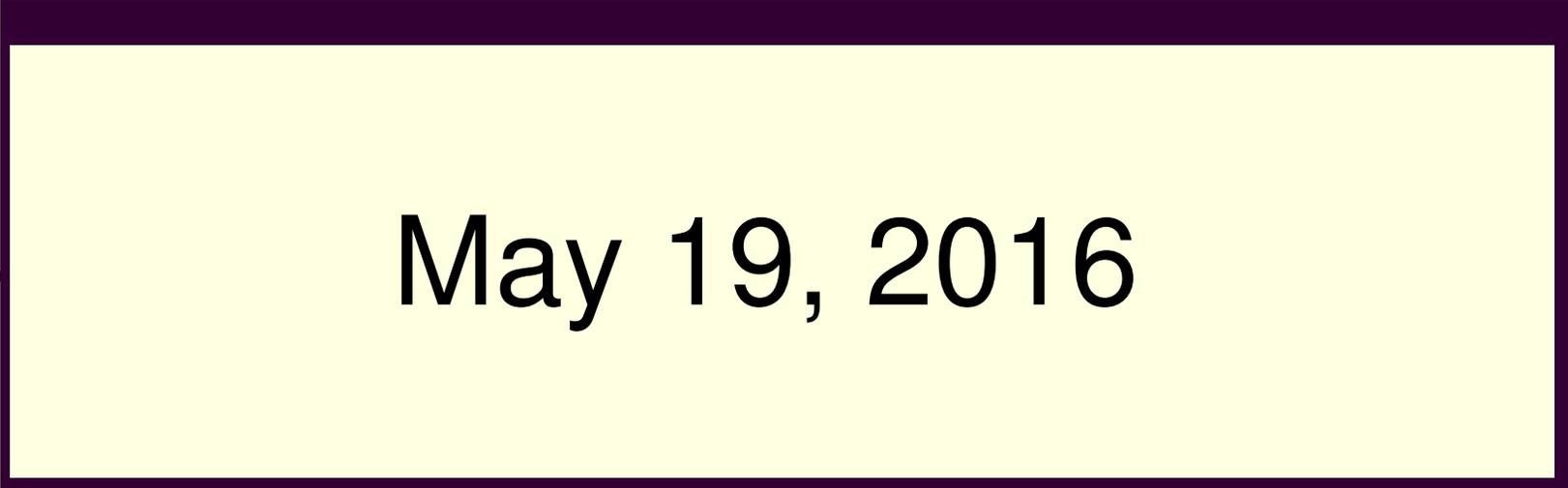
---

City of Columbia  
Planning & Zoning  
Commission

May 19, 2016



# Public Information & Comments

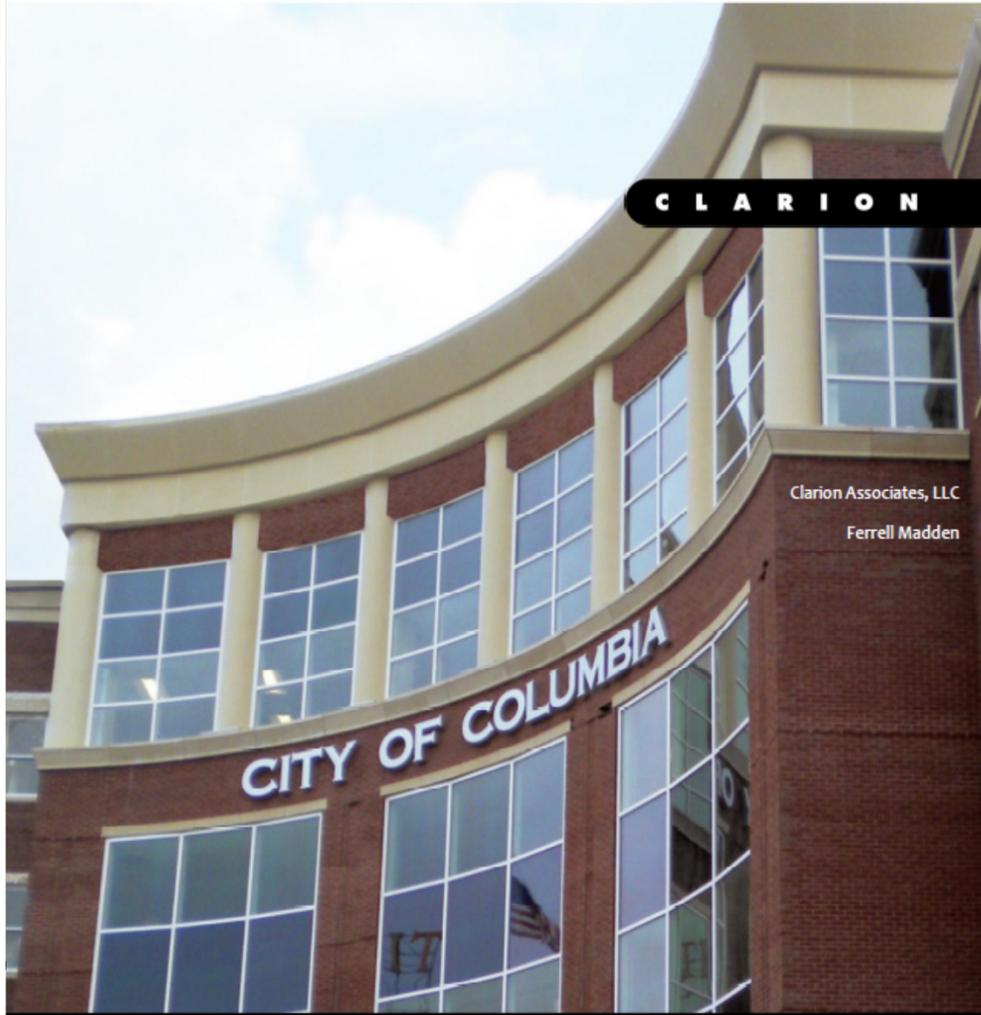


May 19, 2016

Case # 16-110  
Unified Development Code  
Public Information & Comment

**Discussion**

- Project began in January 2014
- Code prepared by Clarion Associates and Ferrell-Madden (M-DT)
- “Module” meetings held between January 2014-November 2015



Draft Unified Development Ordinance  
City of Columbia, Missouri  
Development Code Update

May 2016

## Discussion

- Topics to be covered:
  - Code Organization
  - Definitions
  - Zoning Districts
    - Consolidation
    - Descriptions
    - UC-O District revisions
  - Permitted Uses
    - Use Tables
  - Use-Specific Standards



## Discussion

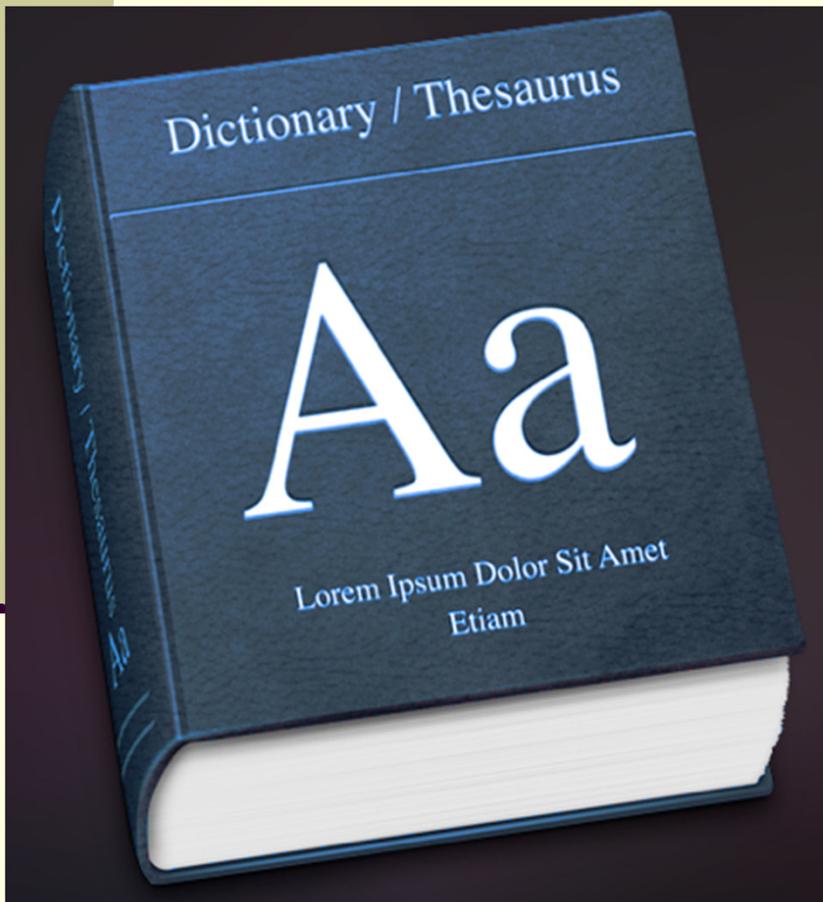
- Code is broken into 5 Chapters
- Chapter 29.1 sets forth the “General Provisions”
  - Purpose
  - Applicability & Jurisdiction
  - Zoning Map
  - 3<sup>rd</sup> party agreements 
  - Transition to UDO 
  - Definitions 

### I. GENERAL PROVISIONS



## Discussion

- Definitions
- Significantly expanded
  - Consolidates definitions
  - Provides use-specific context “prompts” (e.g. Floodplain)
  - More graphical
- Organization may be altered
- Additional definitions to be added per Clarion memo of November 15, 2015



Case # 16-110  
 Unified Development Code  
 Public Information & Comment

Table 29-2.1: Columbia, Missouri, Zoning Districts	
Previous Zoning Districts	Current Zoning districts
<b>Base Zoning Districts</b>	<b>Base Zoning Districts</b>
<b>Residential</b>	<b>Residential</b>
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-4 High Density Multiple-Family Dwelling	R-MF Multiple-Family Dwelling
R-MH Residential Manufactured Home	R-MH Residential Manufactured Home
PUD Planned Unit Development	
<b>Office</b>	<b>Mixed Use</b>
O-1 Office	
O-2 Special Office	M-OF Mixed Use - Office
O-P Planned Office	
<b>Commercial</b>	
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	
<b>Industrial</b>	
M-R Research, Development and Office Park	M-BP Business/Industrial Park
	<b>Special Purpose</b>
M-C Controlled Industrial District	IG Industrial
M-1 General Industrial District	
M-U Underground Space	
M-P Planned General Industrial District	
<b>Agricultural</b>	
A-1 Agricultural	A Agricultural
	O Open Space
	PD Planned Development
<b>Overlay Districts</b>	<b>Overlay Districts</b>
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	
Wind Energy Conversion Systems	

## Discussion

- Chapter 29-2 sets out zoning districts
- District structure
  - Reduces multiple multi-family office, industrial, planned districts
  - “O” district
- Office & commercial districts labeled as “mixed”
- Transit & Pedestrian options in M-N and M-C
- M-DT “form-based” district

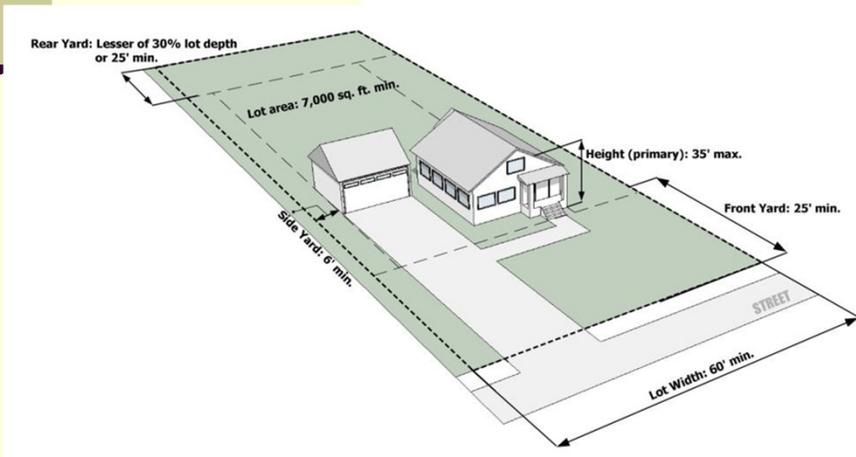
## R-1: One-Family Dwelling District

### Purpose

This district is intended to promote and preserve safe and attractive urban one-family residential neighborhoods. The principal land use is a one-family dwelling unit per lot. Some public recreational uses, religious facilities, educational facilities, and uses incidental or accessory to dwellings are included, as shown in Table 29-3.1 (Permitted Use Table).

LOT STANDARDS	
Minimum lot area	7,000 sq. ft.
Minimum lot area if no public or community sewer available	15,000 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 residential building	35 ft.
Maximum height of primary residential building if 2 side setbacks of at least 15 ft. each	45 ft.
Maximum height of primary nonresidential building, provided all setbacks increased 1 ft. for each additional 1 ft. of height over 35 ft.	75 ft.

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



## Case # 16-110 Unified Development Code Public Information & Comment

### Discussion

- Zoning district descriptions
  - Purpose & intent
  - Dimensional summary table
  - Graphic examples
- “Other” standards (i.e. district specific standards – not uses)
  - Applies to R-MH and mixed-use districts
  - Addresses Pedestrian and Transit “option” regulations
  - Generally performance-based measures not shown as “use-specific” standards



Case # 16-110  
 Unified Development Code  
 Public Information & Comment

## Discussion

### ■ Permitted Use Table

- Organized by Land Use Categories
- Offers a single reference point for use in all districts
- Provides direct reference to “use-specific” standards
- Similar uses consolidated to a single “use-term”
- Use definitions provide reference to what was consolidated to make new “use-term”

**Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE**  
 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	M-C, M-1, & M-U	IG	A		O	PD	
Current Zoning District	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2	C-1	C-3	C2	M-R	M-C, M-1, & M-U	IG	A	O	PD		
LAND USE CATEGORY	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2	C-1	C-3	C2	M-R	M-C, M-1, & M-U	IG	A	O	PD		
<b>RESIDENTIAL USES</b>																
<b>Household Living</b>																
Dwelling, One-family Detached	P	P	P	P	P	P						P			Per PD Approval	(a)
Dwelling, One-family Attached		P	P		P	P										(b)
Dwelling, Two-family		P	P		P	P										(d)
Dwelling, Live-work			C		P	P	P	P								(e)
Dwelling, Multi-family			P		P	P	P	P								(f)
Manufactured Home Park				P												
Second Primary Dwelling Unit												C				
<b>Group Living</b>																
Boarding House			P		P	P	P	P							Per PD Approval	(g)
Continuing Care Retirement Community			P		P	P	P	P								(h)
Dormitory/Fraternity/Sorority			P		P	P	P	P								(h)
Group Home, Large			P		P	P	P	P								(h)
Group Home, Small	P	P	P	P	P	P	P	P				P				(i)
Halfway House			C		C	C	C	C								(j)
Residential Care Facility			C		P	P	P	P								
Temporary Shelter			C		C	C	C	C								

## Case # 16-110

# Unified Development Code Public Information & Comment

### (h) Halfway House

This use is subject to the following standards.

- (1) In the R-MF district, this use is limited to not more than eight (8) occupants, and shall only be permitted if the Board finds that the proposed use would not be detrimental to the public interest considering the size and character of the proposed facility and its proximity to Elementary/Secondary Schools, Religious Institutions, Dwellings, and other Halfway Houses.
- (2) In the Mixed Use districts, this use is limited to not more than fifteen (15) occupants, and shall only be permitted if the Board finds that the proposed use would not be detrimental to the public interest considering the size and character of the proposed facility and its proximity to Elementary/Secondary Schools, Religious Institutions, Dwellings, and other Halfway Houses.
- (3) Halfway houses serving individuals between the ages of seventeen (17) and twenty-five (25) who have not been imprisoned (except for "shock probation" terms) and have not been convicted of adult or juvenile violent crimes (as defined by the Missouri Department of Corrections), are only permitted in the M-N and M-C districts, and are limited to not more than forty (40) occupants. In the M-N and M-C districts, halfway houses for youth offenders are only permitted if the Board finds that facility will have 24-hour on-duty staff and the proposed use would not be detrimental to the public interest considering the size and character of the proposed facility and its proximity to Elementary/Secondary Schools, Religious Institutions, Dwellings, and other Halfway Houses.

## Discussion

- Use-specific Standards
  - Use standards beyond those in Section 29-4 (Form & Development Controls)
  - Consolidates common requirements applicable in multiple districts
  - Typical standards included
    - Design requirements
    - Spacing standards
    - Intensity limits
    - Procedural requirements

### (s) Bed and Breakfast

This use is subject to the following standards:

- (1) That not more than five (5) guest rooms shall be allowed.
- (2) That in addition to meeting all parking requirements of Section 29-4.4 there shall be one off-street parking space provided for each guest room.
- (3) That there shall be no individual room cooking facilities used for the bed and breakfast stay.
- (4) That the establishment shall be owner-occupied and managed.
- (5) That the establishment shall comply with all applicable adopted City fire and building codes and shall be inspected for such compliance by the building and site development division of the City community development department prior to an occupancy permit being granted.
- (6) That only one (1) wall-mounted sign, not exceeding eight (8) square feet in size, shall be allowed.
- (7) That meals may be served only to residents and overnight guests.

# Relationship to Administrative Delay Ordinance

---

- Approved by City Council May 16, 2016
- Applies to multiple-family building permits and demolition permits within downtown and a defined perimeter area
- Issues for discussion in Unified Development Code
  - Multiple-family housing for students
  - Demolition of historic resources

# Multiple-family dwellings

---

- Current draft development code is “density-neutral” in comparison to current regulations (e.g., R-3 and C-2)
  - Reductions in the maximum envelope of buildings in the M-DT Mixed Use-Downtown (height, footprint, length of buildings)
  - Better quality in the public-facing characteristics of buildings
- No definition of “student housing”
  - Acknowledgement of the four-bedroom model in use-specific standards

# Additional standards applicable to Multi-family > 50% 4 BR

---

## 29-3.3(e)

- No single structure may exceed 200 bedrooms
- One entry/exit per 100'
- No façade facing R-1/[R-2] or 1- and 2-family property lines may include patios or balconies
- No outdoor activity areas between any façade and R-1/[R-2] or 1- and 2-family property lines

# Protection of historic resources

---

- Historic Preservation Overlay District carries forward
  - Owner must be applicant for landmark
  - 60 percent of owners of parcels in a district
  - Certificate of appropriateness required for alterations
- Urban-Conservation Overlay Districts
  - Can be used to manage the scale of infill development

# Protection of historic resources

---

## Student housing:

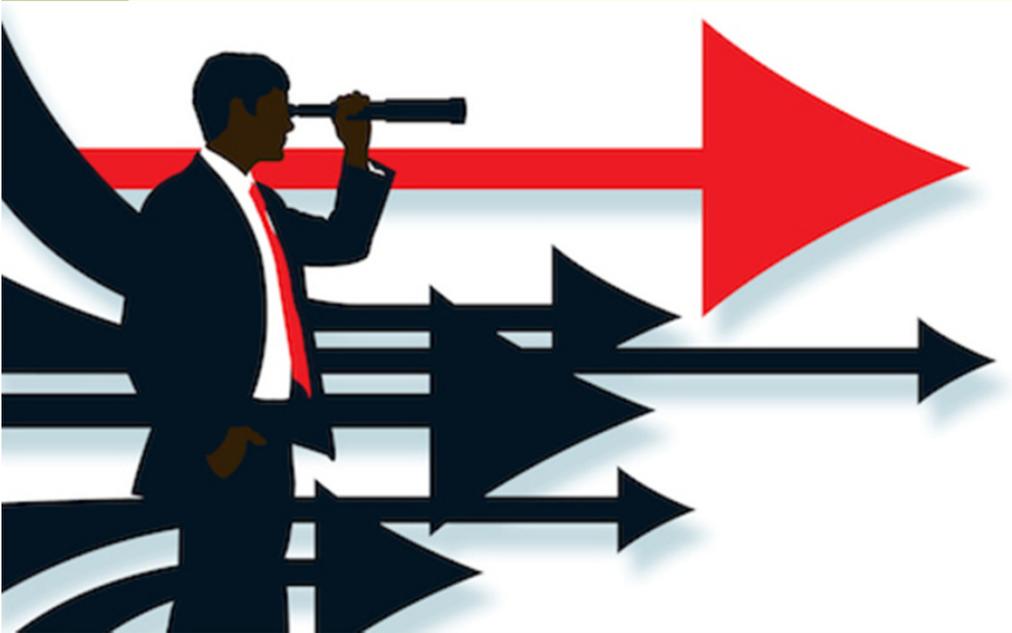
- Zoning and market is allowing yields high enough that existing structures are being purchased as if on vacant land, demolished, and replaced with student housing.
- Code review needs to address the issue

Case # 16-110  
Unified Development Code  
Public Information & Comment

---

## **Discussion**

- Moving forward –
  - Informational meetings
    - June 9
    - June 23
    - July 7
    - July 21
  - PZC Public Hearing
    - August 18 (tentative)
  - City Council Intro
    - September 19 (tentative)



- **June 9 – Form and Development Controls (Part 1)**
  - Dimensional standards all zones except M-DT
  - Design Standards and Guidelines
  - Neighborhood Protection Standards
  - Subdivision standards
  - Storm water and natural resources
  
- **June 19 – Form and Development Controls (Part 2)**
  - M-DT Form-based Controls

- **July 7– Form and Development Controls (Part 3)**
  - Parking and Loading
  - Landscaping and Screening
  - Exterior Lighting
  - Sign Standards
- **July 21 – Enforcement and Procedures**
- **August 18 (tentative) – PZC Final Public Hearing**
- **September 19 (tentative) – City Council Intro**

# Accessing the Draft Regulations

The draft regulations are available at:

[www.CoMo.gov/community-development/planning](http://www.CoMo.gov/community-development/planning)

The screenshot shows the City of Columbia Missouri website. The header includes the city logo, a search bar with the text "Search to Find it Fast!", and navigation tabs for Home, Living in Columbia, Doing Business in Columbia, City Government, and Visitors. A grid of service links is visible, including Community Development, Police Department, Fire Department, Business Licenses, Building Permits & Inspections, Utility Customer Service Office, Frequently Called Numbers, Utility Billing, Waste Removal-Construction Dumpsters/Rolloffs, Bid & Contracting Opportunities, Zoning Map, Sanitary Landfill, Sewer Utility, Planning & Zoning Commission, Mobile & Temporary Food Operations, Food Service Establishments, Food Safety Training, and More Services... The main content area is titled "Planning & Development" and includes a description of the department's services. Under the "New and Noteworthy" section, the link "Development Code Update Project" is circled in red. A red arrow points from a black box with the text "Choose this link" to the circled link. Other links in the "New and Noteworthy" section include "Mayor's Task Force on Pedestrian Safety", "Section 29-2.3 (UC-O revisions) - Supplement to May 19, 2016 Agenda", "Downtown Columbia Parking Audit and Community Forum", "Public Notifications", and "Accessory Dwelling Units". The "Long-Range Planning" section includes "Comprehensive Plan - Columbia Imagined", "Neighborhood Planning", "Historic Preservation", and "Other Land Use Plans". The "Transportation Planning" section includes "Columbia Area Transportation Study Organization (CATSO)" and "Major Roadway Plan". A left sidebar contains a "Community Development" menu with items like Building & Site Development, Federal Housing Programs (CDBG and HOME), Meeting Agendas and Minutes, Neighborhood Services, Planning & Development, Public Notifications, and Volunteering.