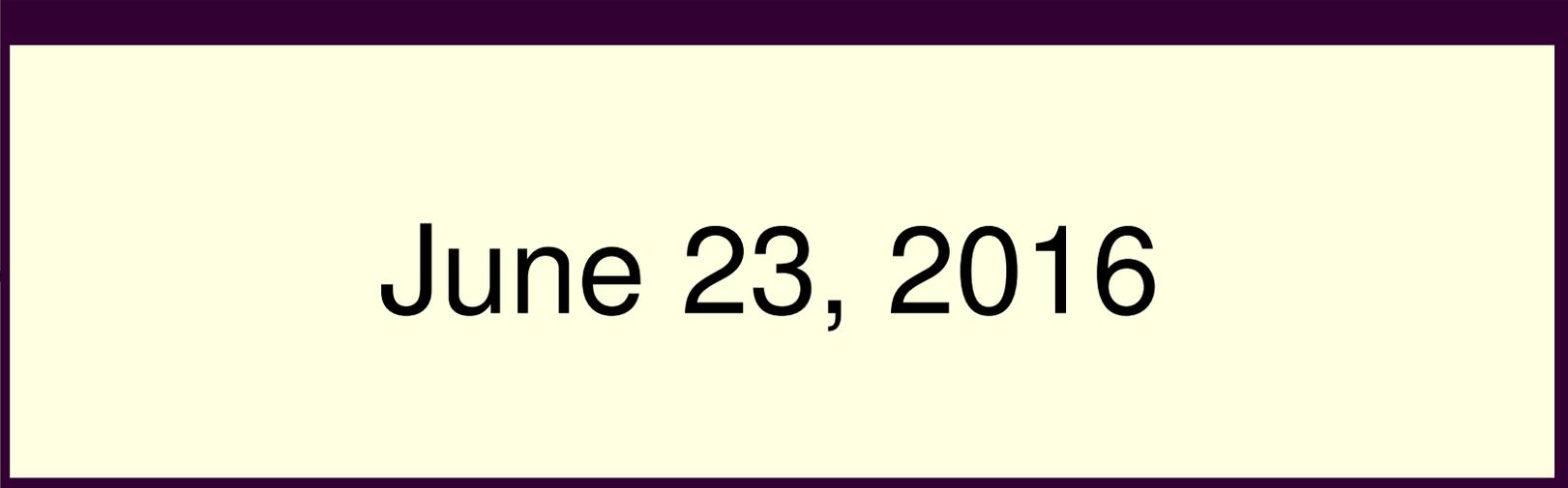




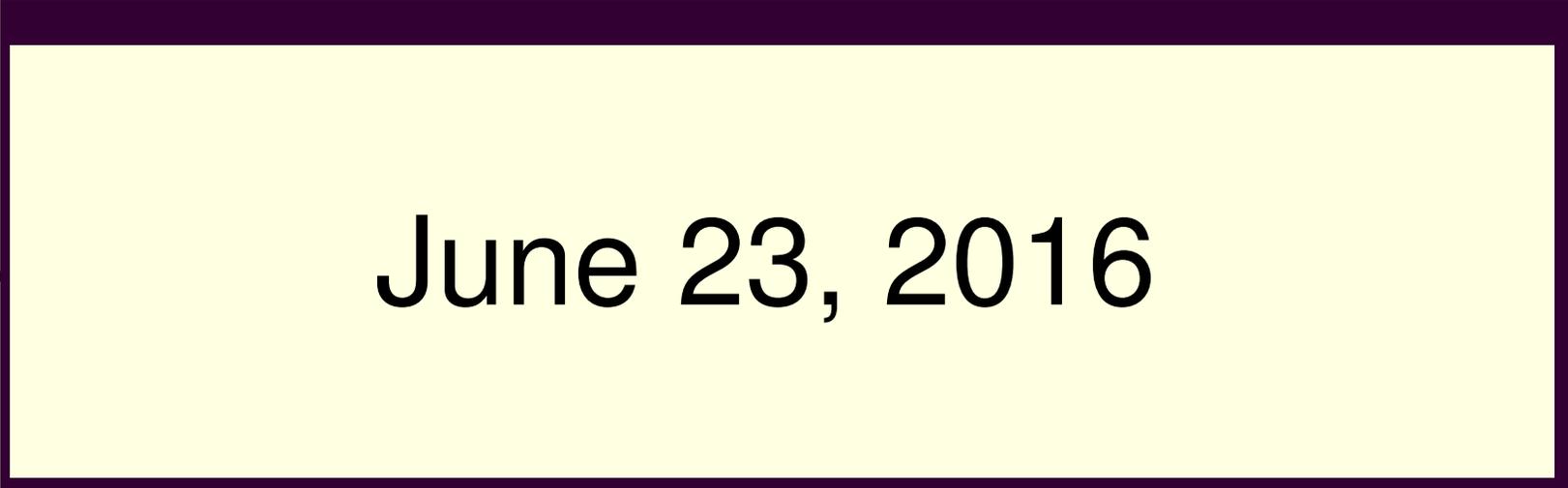
City of Columbia
Planning & Zoning
Commission



June 23, 2016

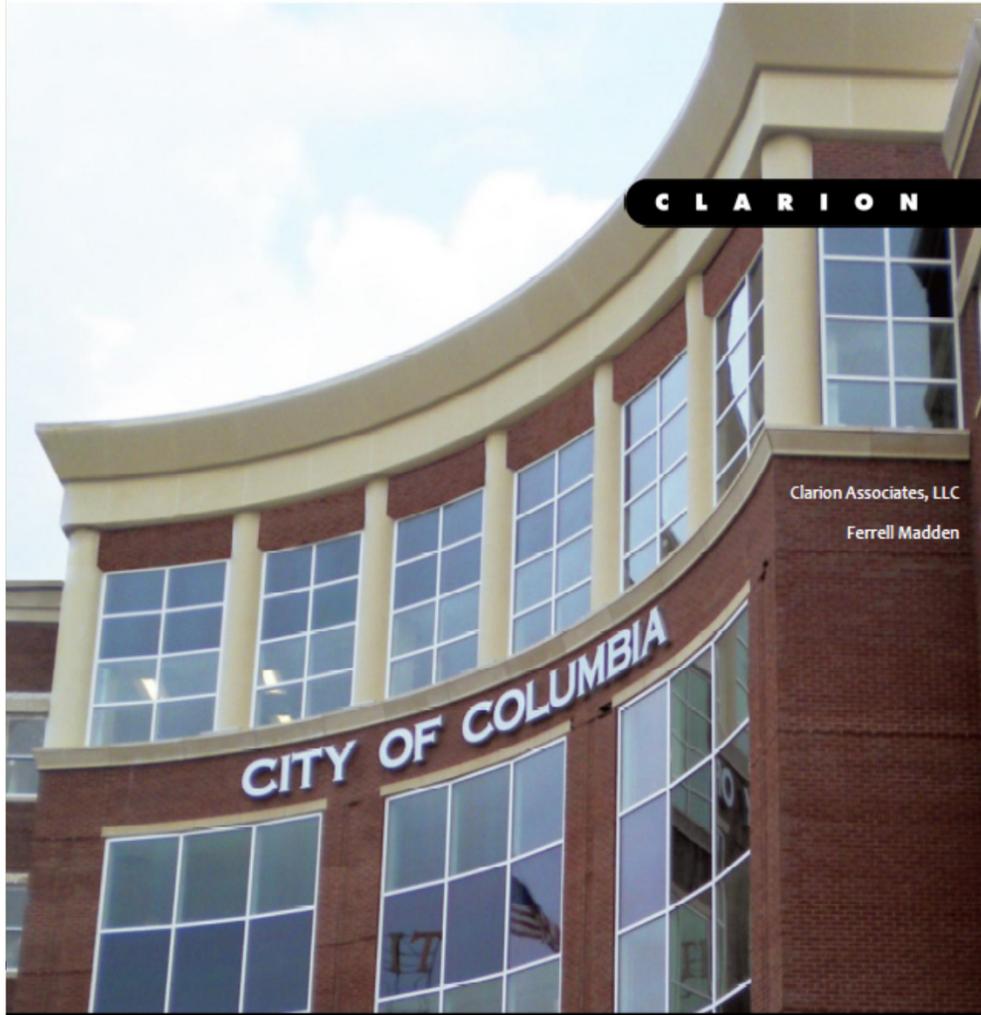


Public Information & Comments



June 23, 2016

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



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

May 2016

Discussion

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

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

Discussion

- Topics to be covered:
 - M-DT Standards



■ Purpose of M-DT District

- Emphasis on **physical form and placemaking**—to encourage a mixed-use, pedestrian-oriented district—with a secondary focus on land uses.

■ Components of the M-DT District

■ Regulating Plan

- Provides information on development parameters for each parcel and shows how each lot relates to the Street-Space and the surrounding neighborhood

■ Building Form Standards (General and Individual)

- Building Form Standards (BFS) establish basic parameters governing building form for different locations
- The Building Form Standards establish both the boundaries within which things **may** be done and specific things that **must** be done
- 4 different types of BFS proposed in M-DT District based on “Frontage Type”

■ Urban Space Standards

- Establish rules and standards for the Street-Space and Squares and Greens within the M-DT district that are the responsibility of the developer

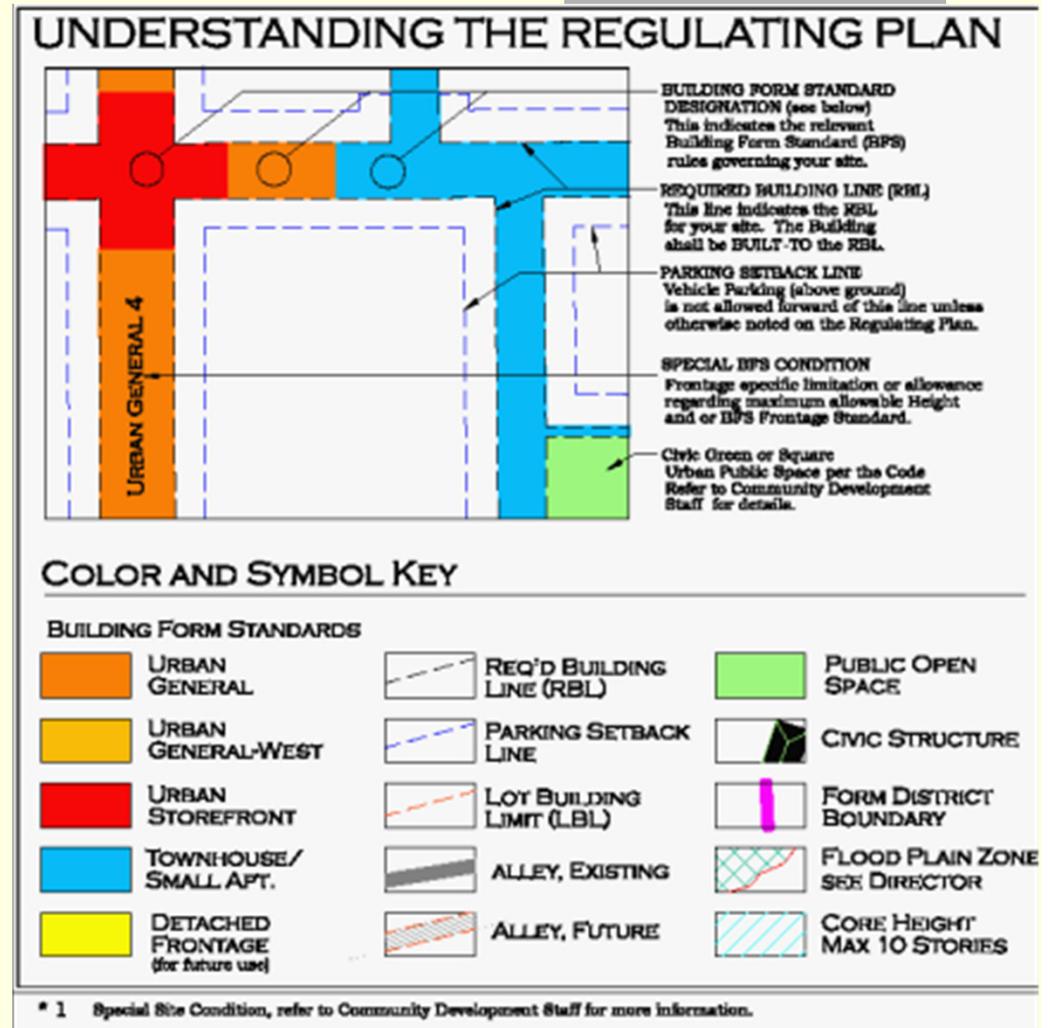
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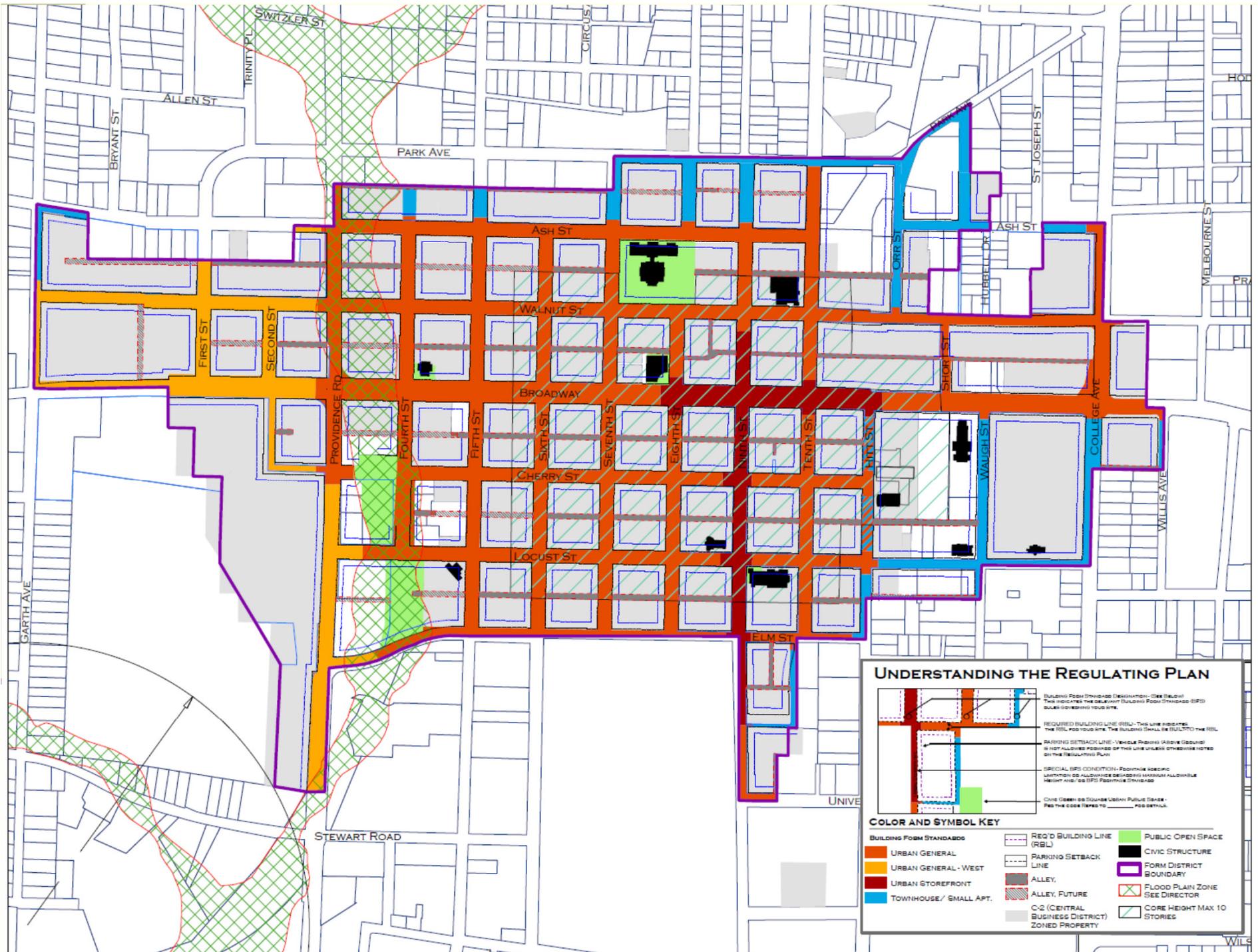
Regulating Plan

- Makes the M-DT standards place-specific, by describing where each Building Form Standard applies and by defining the public spaces

Streets, Blocks, Alleys

- Street connectivity and the pedestrian-oriented public realm are fundamental characteristics of the M-DT district.
- Streets shown on the Regulating Plan may be removed without a replacement street being constructed





UNDERSTANDING THE REGULATING PLAN

BUILDING FORM STANDARDS

- URBAN GENERAL
- URBAN GENERAL - WEST
- URBAN STOREFRONT
- TOWNHOUSE/ SMALL APT.

REQUIRED BUILDING LINE (RBL) - This line indicates the RBL for your site. The building shall be built to the RBL.

PARKING SETBACK LINE - Vehicle Parking (Above Ground) is not allowed between this line unless otherwise noted on the Regulating Plan.

SPECIAL USE CONDITION - Rooming Occupancy. Use of this space is subject to special use conditions. See the Regulating Plan for more information.

Core Open Space - Source: Urban Public Space. For the case items to see the Regulating Plan.

COLOR AND SYMBOL KEY

- RE'Q'D BUILDING LINE (RBL)
- PARKING SETBACK LINE
- ALLEY
- ALLEY, FUTURE
- C-2 (CENTRAL BUSINESS DISTRICT) ZONED PROPERTY
- PUBLIC OPEN SPACE
- CIVIC STRUCTURE
- FORM DISTRICT BOUNDARY
- FLOOD PLAIN ZONE (SEE DIRECTOR)
- CORE HEIGHT MAX 10 STORIES

Blocks

- Block faces >350' must be interrupted
- Block faces < 150' are exempt from interruption
- Block faces >150' meet interruption within the lot

Alleys

- Lots with alley access required to remove curb cuts at time of redevelopment – can be waived under certain conditions
- Lots without alley access can retain curb cuts
- Must provide auto and service access to rear of all lots
- Can be part of drive aisles if “cross-access” easement established
- If not present and not feasible for construction area for future installation cannot be built on

Amendments

- Changes require revised Regulating Plan & are processed like a rezoning request

Building Form Standards – (General)

- Apply to all frontage types in addition to individual BFS provisions
- If BFS changes along a parcel's RBL owner can choose which BFS to use for additional 50' along the RBL

Specific “General” standards

- Façade Composition
- Building Size
- Neighborhood Transitions
- Height
- Siting
- Private Open Areas
- Elements
- Building Functions
- Civic Buildings

Façade Composition

- “Facade composition” is the arrangement and proportion of facade materials and elements
- Facades must be “**Complete and discrete**” which reduces perceived scale and creates a better pedestrian experience
- “Complete and discrete” vertical façades must exist along any parcel’s RBL based upon the average block face to which the façade is oriented.
- A 60 foot interval (Urban Shopfront) or a 75 foot interval (other frontage types)
- 5 proposed options to create a “complete and discrete” frontages.
 1. Clearly different ground story façade composition from one bay to another (**required**)
 2. Varying fenestration proportions of at least 20% (height or width or height to width ratio) (**option**)
 3. 2 different bay configurations (**option**)
 4. Changes in wall materials (not just paint changes) (**option**)
 5. Change in total fenestration % (>12% not including ground floor façade) (**option**)

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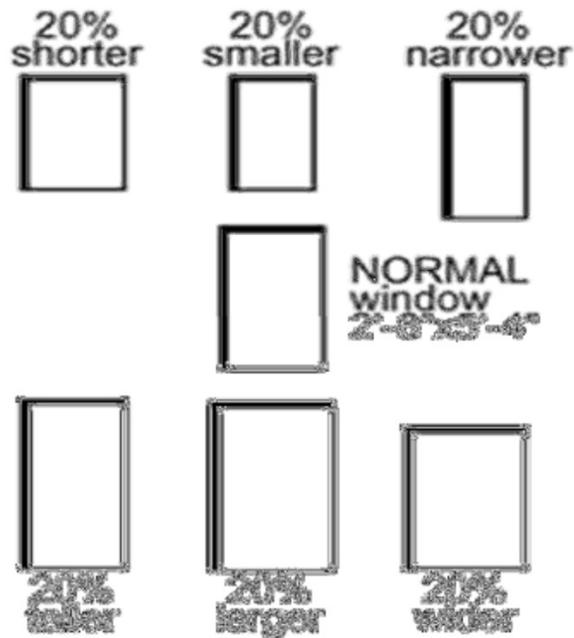


Figure 4.2-1: Fenestration Proportions: Minimum differences to achieve subsection (B)

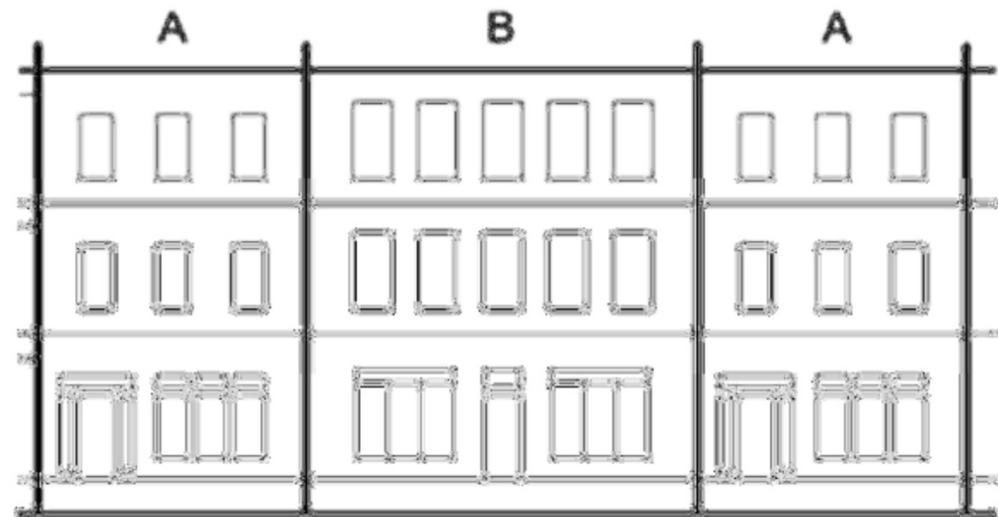


Figure 4.2-2: Different Vertical Façade Bay Compositions within a Block Face- "A" and "B" have: different number of bays; different Ground Story window and door configurations; and different Upper Story window sizes and spacing.

Façade Composition

- Not required on “infill” projects with < 100’ of block face frontage – still requires functioning street entry
- Ground story glass must have 90% light transmission; upper stories 75% unless less is required by building or energy code

Building Size

- Maximum footprint of reconstruction is 25,000 (not including parking structures) - may be increased by administrative adjustment

Neighborhood Transitions

- Applies to Urban General, Urban Storefront, and Urban General-West frontages when they abut R-3 lots limited to SF dwelling due to lot size.
- Minimum 20’ setback from common lot line
- Maximum building height of 30’ within 50’ of common lot line and 80’ of RBL
- Additional 30’ common lot line setback (at total of 50’) for structures >80’ from RBL

Neighborhood Transitions

- When a site shares a common lot line or sits across and alley from a SF dwelling a garden wall, four (4) to six (6) feet in height, shall be constructed within one (1) foot of the Common Lot Line or Alley.
- Trees shall be planted, on maximum thirty (30) foot centers, within ten (10) feet of this wall.

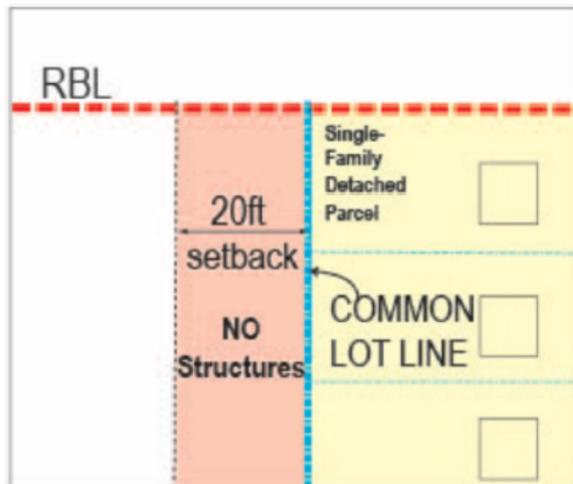


Figure 4.2-3: Common Lot Line Setback

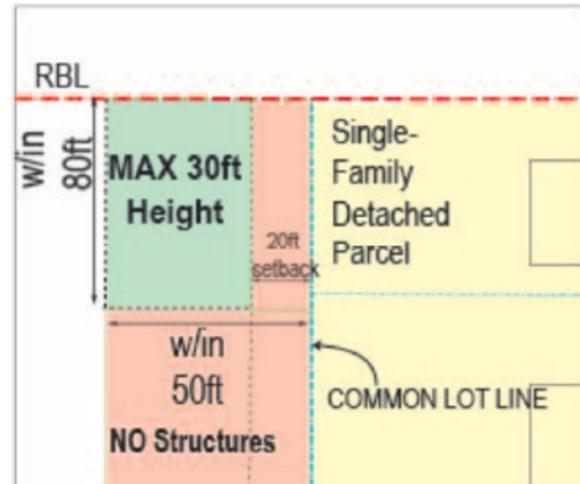


Figure 4.2-4: Common Lot Line & Height

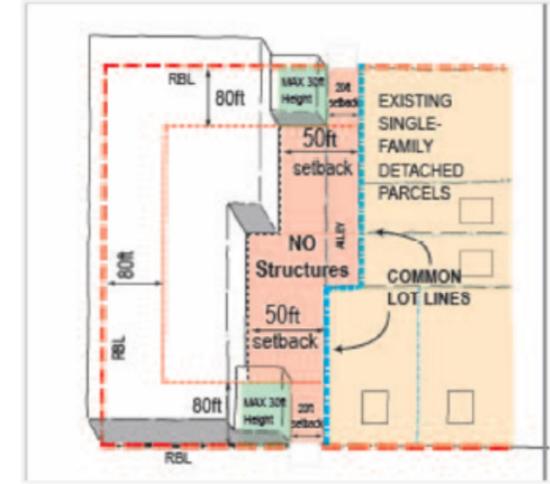


Figure 4.2-5: Buildable Envelope Limitations (Illustrative Intent)

Height

- Stated two ways – Stories and Feet (ultimate building height)
- The regulating plan identified different heights in certain areas within M-DT District
- Ultimate Building Height is measured from average fronting sidewalk elevation to the top of the wall plate
- Minimum Façade height at RBL is shown within the individual BFS
- English basements don't count against story height, but do in ultimate height
- Attic Story space does not count against ultimate height
- Parking structures constructed after M-DT adoption within 30' of a building shall not exceed buildings primary roof ridge or parapet
- Each story in a building must meet 80% of the story height contained within the individual BFS
- Ground Story finished floor is measured from the average exterior sidewalk elevation at the RBL and within 30' of any RBL

Sitting

- Buildings must be built to **Required Building Line** (RBL) along all frontages
- RBL has offset area (or depth) of 24". Building within 24" constitutes building to RBL
- Building facades must be built to RBL within 30' for a block corner unless otherwise allowed to vary in individual BFS
- Buildings only within buildable area – certain standard exceptions permitted
- Encroachment of stoops, steps, and ramps cannot be with "clear walkway"
- Limited commercial uses are allowed in "dooryard"
- No setbacks from alleys or common drives. Lots with out alley shall maintain 25-foot rear setback
- No side yard setback except as specified in "Neighborhood Transitions"
- Parking not permitted forward of Parking Setback Line - applies from grade to ultimate building height
- Street walls are required wherever an RBL is not occupied by a building

- **Private Open Space**

- Open space must be provided with each redevelopment
- Standards are set in the individual BFS

- **Elements**

- Windows within 20' for a common lot line cannot be at an angle of less than 90 degree to the common lot line (protects privacy)
- Balconies can encroach within 5' of property line and into right of way subject to City standards and permitting
- Privacy fences permitted along alleys and common lot lines – max height 7' and not forward RBL

- **Building Functions**

- Ground Stories and upper Stories use identified in each individual BFS

- **Civic Buildings**

- Civic buildings on the Regulation Plan are exempt from BFS

Building Form Standards – (Individual)

- Four “frontage types”
 - Urban General/Urban Storefront
 - Urban General West
 - Townhouse/Small Apartment

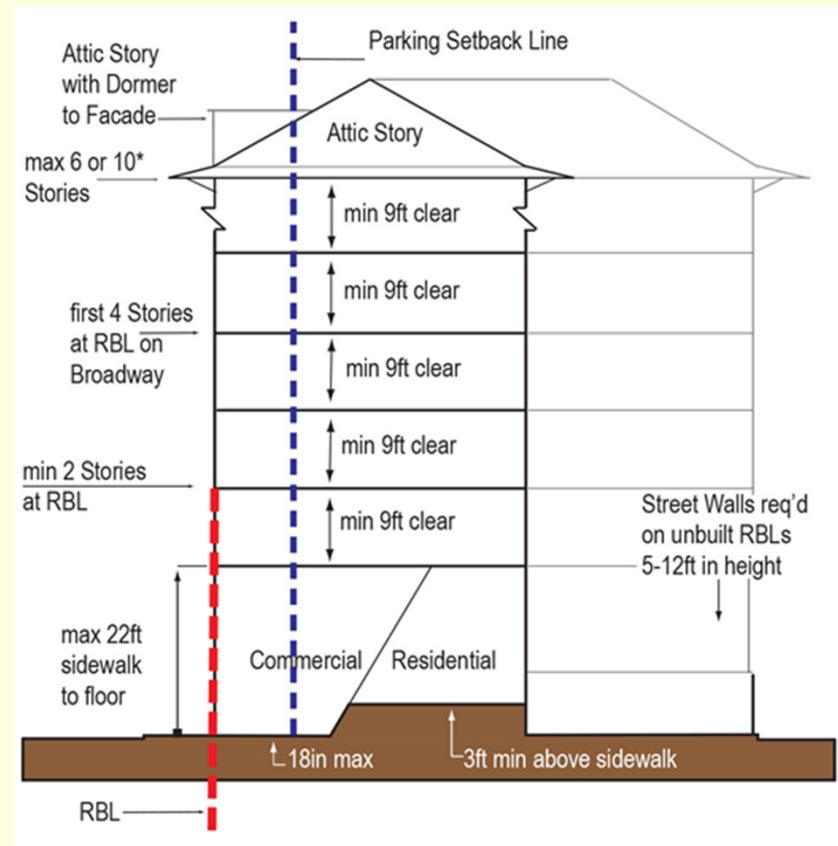
Urban General/Urban Storefront

- Urban Storefront frontages are designated in the most intense areas of the M-DT District with greatest opportunity for pedestrian traffic
- Main distinction between **Urban General** and **Urban Storefront** is that the Urban Storefront Ground Story configuration shall be that of a shopfront - with uses limited to retail, food and beverage, or personal service
- Where Urban Storefront is designated, the BFS for Urban General as well as additional specific standards for Urban Storefronts shall apply.

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Urban General/Urban Storefront

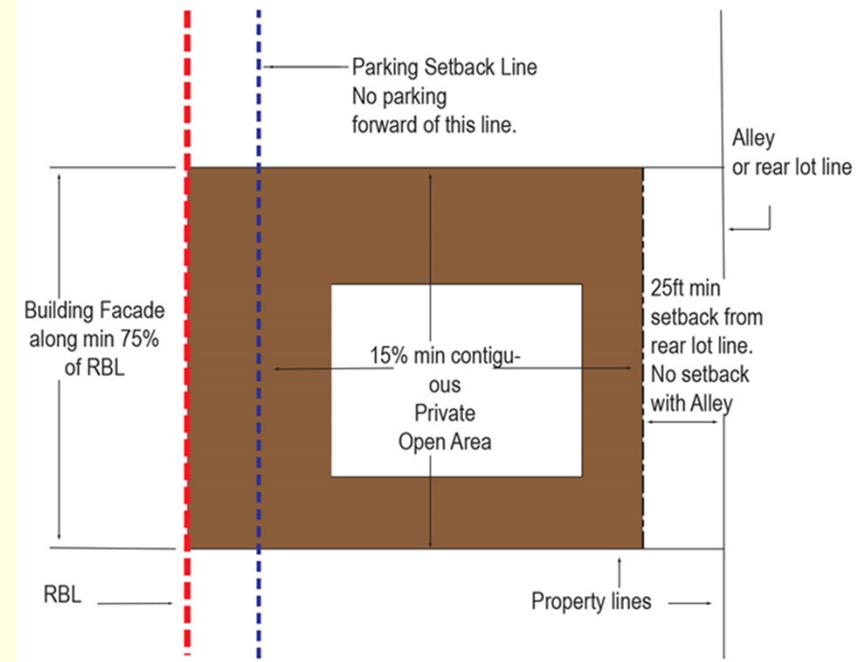
- 2 story minimum height at RBL, 6-10 story maximum depending on downtown location
- Minimum and maximum height above or below exterior sidewalk defined for both non-residential and residential uses
- If residential is placed at Ground Story it must be a minimum 3' above exterior sidewalk
- Ground Story and subsequent floors have minimum and maximum "clear heights" defined for both non-residential and residential uses
- Street walls between 5-12 feet tall are required wherever the RBL is not occupied by a building or a forecourt



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Urban General/Urban Storefront

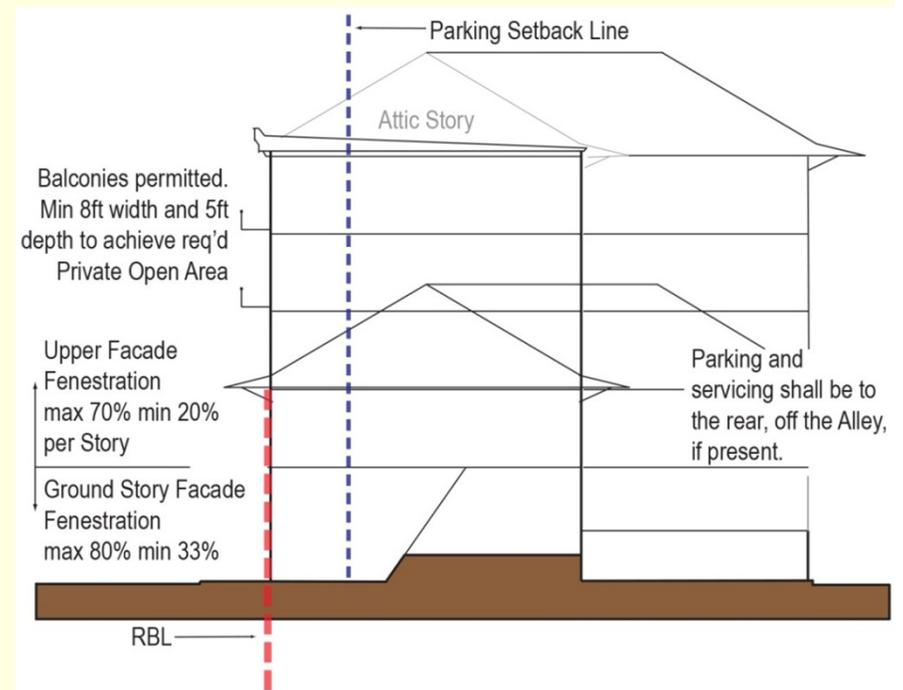
- Must build along a minimum 75% of RBL
- Forecourts are allowed on 25% of RBL subject to criteria
- Within 8' of a block corner the Ground Story façade can be chamfered for an entry
- Private open space required equal to 15% of site
 - 33% can be in balconies
 - 67% provided in no more than 2 contiguous areas either at grade or above grade
- Openings from parking garages limited to 16' tall and 22' wide along the RBL



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Urban General/Urban Storefront

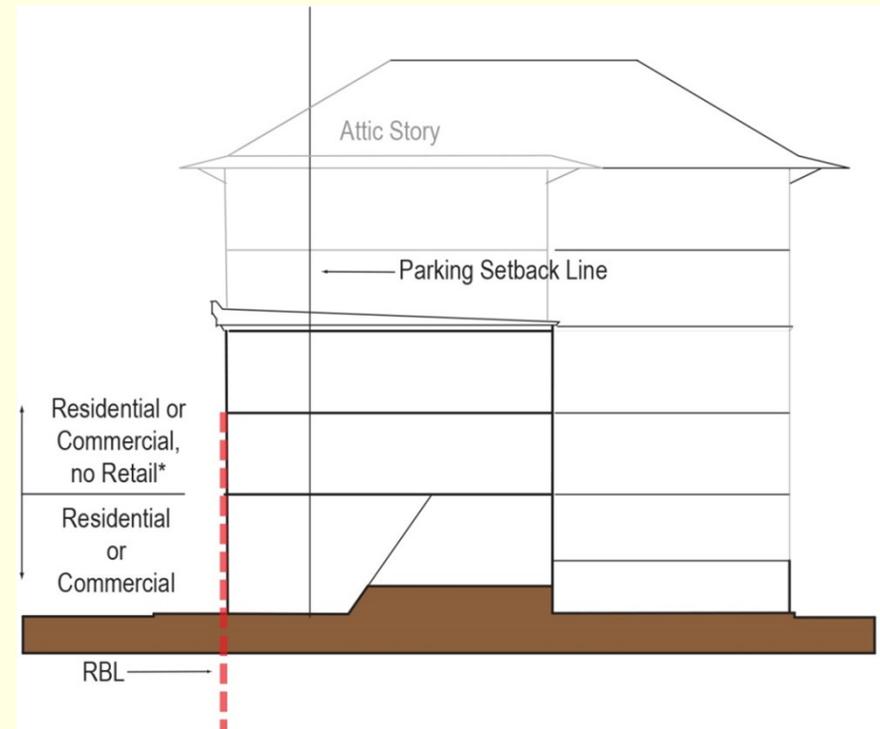
- > 20' of blank wall prohibited
- Ground story fenestration
 - Urban General - 33% - 80%
 - Storefront – 50%-90%
- Upper story fenestration 20% - 70%
- Storefront glass pane max = 5' x 10'
- Storefront glass 80% non-opaque allowing view 15-feet into shop space
- Maximum projection of shop fronts limited to 24" beyond façade or RBL into Dooryard not Clear Walkway
- Vertical façade composition (per blk face)
 - No > than 75' of avg. street frontage - UG
 - No > than 60' of avg. street frontage - US



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Urban General/Urban Storefront

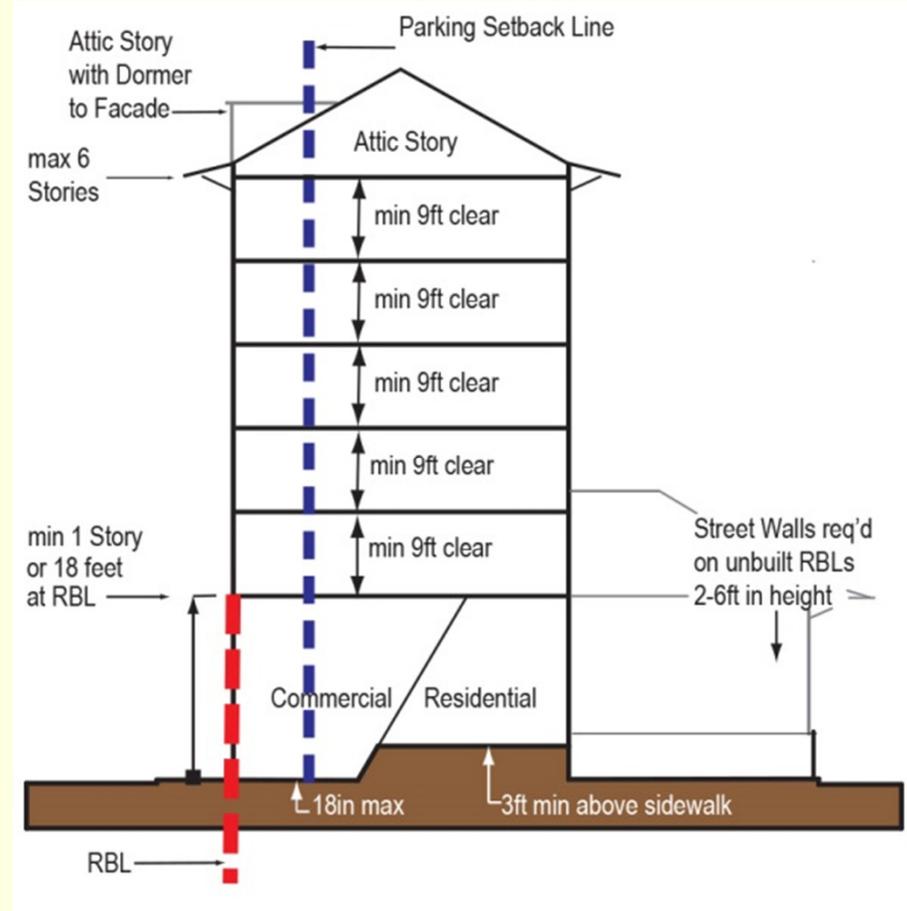
- Mix of uses is permitted on 1st flr
- No retail allowed on upper stories
- No commercial above residential
- Rooftop Food and Beverage Services permitted in locations designated for Core Height only
- Outside Core Height - no food and beverage services or retail allowed in upper stories unless extension is accessory to ground story use



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Urban General West

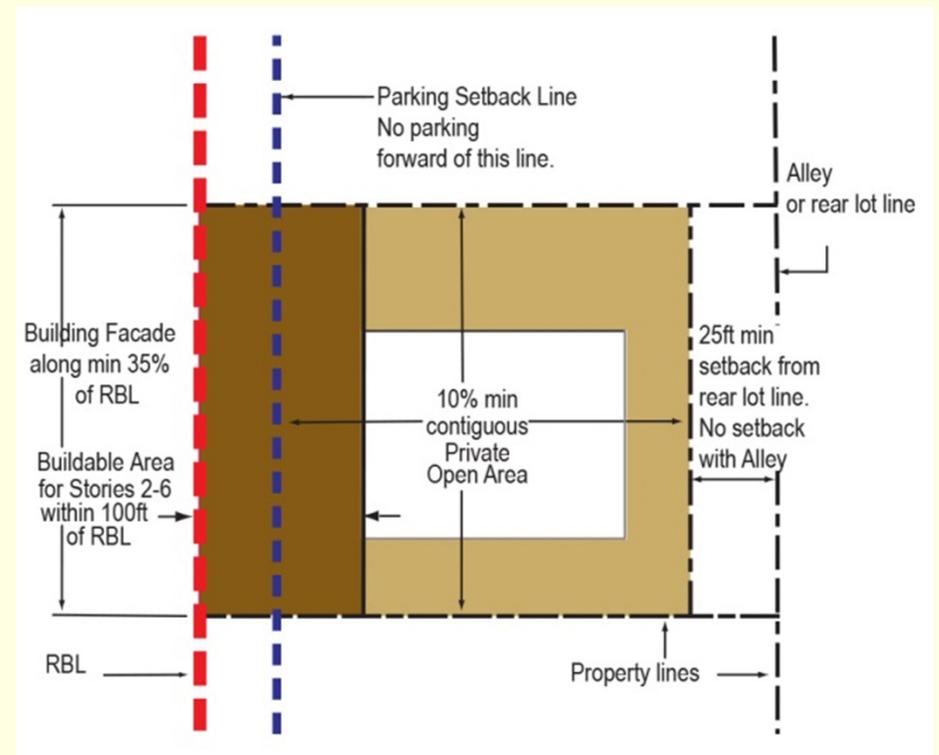
- Purpose of frontage type is to allow single and multi-story buildings (6 story max), placed to the front of their lot, with windows and one or more entrances onto the sidewalk.
- Minimum and maximum height above or below exterior sidewalk defined for both non-residential and residential uses
- If residential is placed at Ground Story it must be a minimum 3' above exterior sidewalk
- Ground Story and subsequent floors have minimum and maximum "clear heights" defined for both non-residential and residential uses
- Street walls between 2-6 feet tall are required the RBL that abuts surface parking



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Urban General West

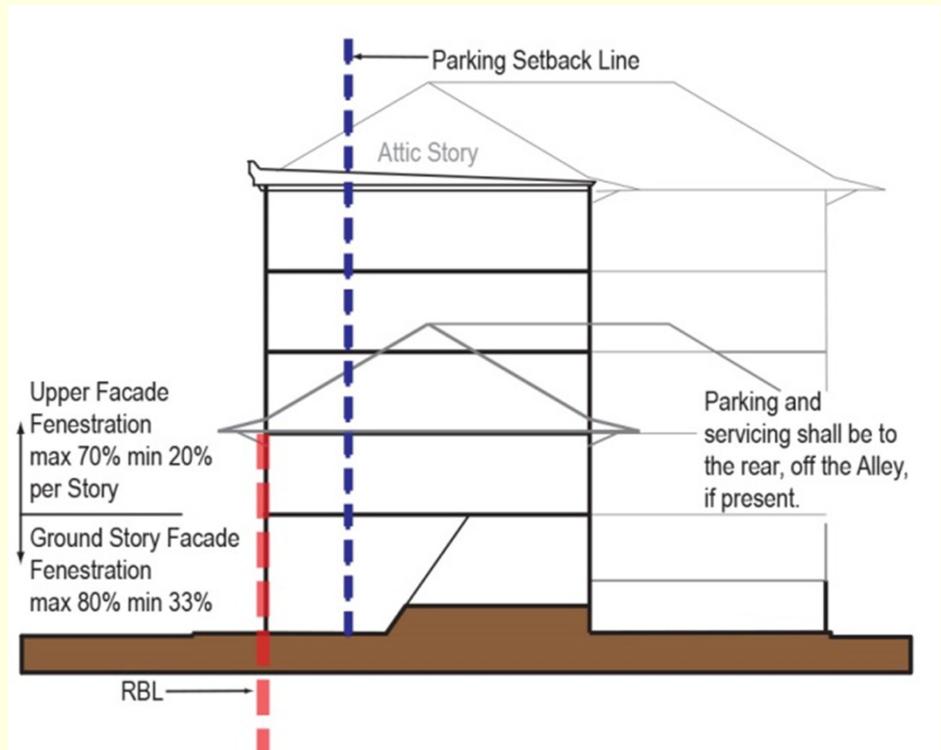
- Must build along a minimum 35% of RBL
- Within 8' of a block corner the Ground Story façade can be chamfered for an entry
- Ground story can be placed anywhere within building area; upper story must be within 100' of RBL
- Private open space required equal to 10% of site
 - 67% provided in no more than 2 contiguous areas either at grade or above grade
- Openings from parking garages limited to 16' tall and 22' wide along the RBL



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Urban General West

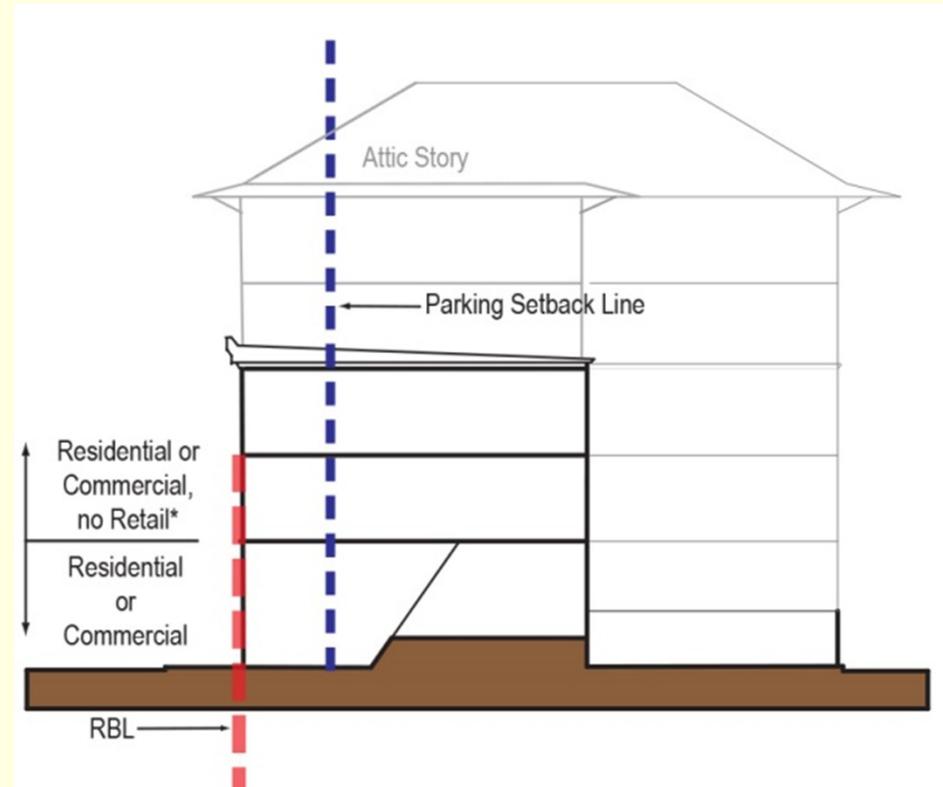
- > 30' of blank wall prohibited
- Ground story fenestration = 30% - 80%
- Upper story fenestration = 20% - 70%
- Vertical façade composition (per blk face)
 - No > than 75' of avg. street frontage



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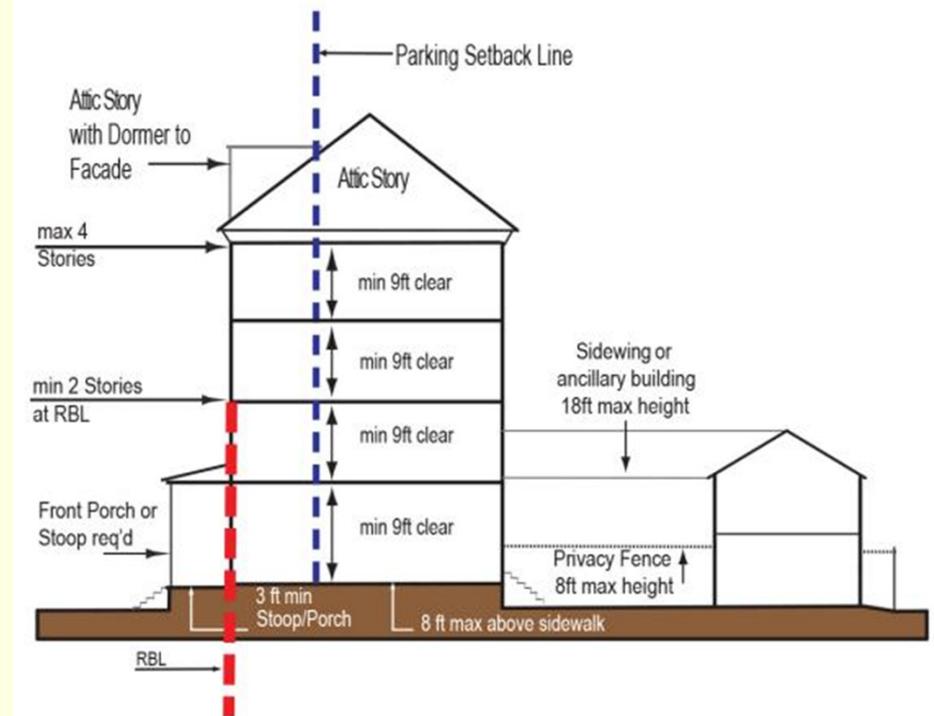
Urban General West

- Mix of uses is permitted on 1st flr
- Residential & Commercial on 2nd flr & up
- No commercial above residential
- No food and beverage services or retail allowed in upper stories unless extension is accessory to ground story use



Townhouse/Small Apartment

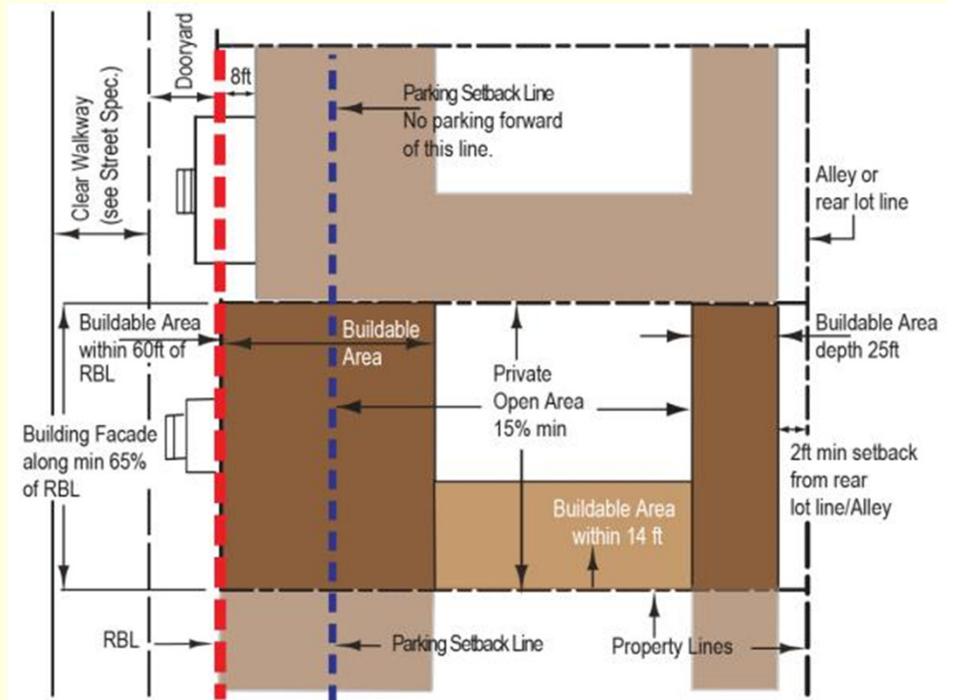
- Purpose of frontage type is to allow moderate density. Frontage allows office uses and can be used to transition from the more intense areas of the M-DT
- Minimum 2 story; maximum 4 stories. A siding no greater than 18' tall permitted
- English basements allowed no > 5' below exterior sidewalk at RBL
- Ground Story and subsequent floors have minimum and maximum "clear heights"



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Townhouse/Small Apartment

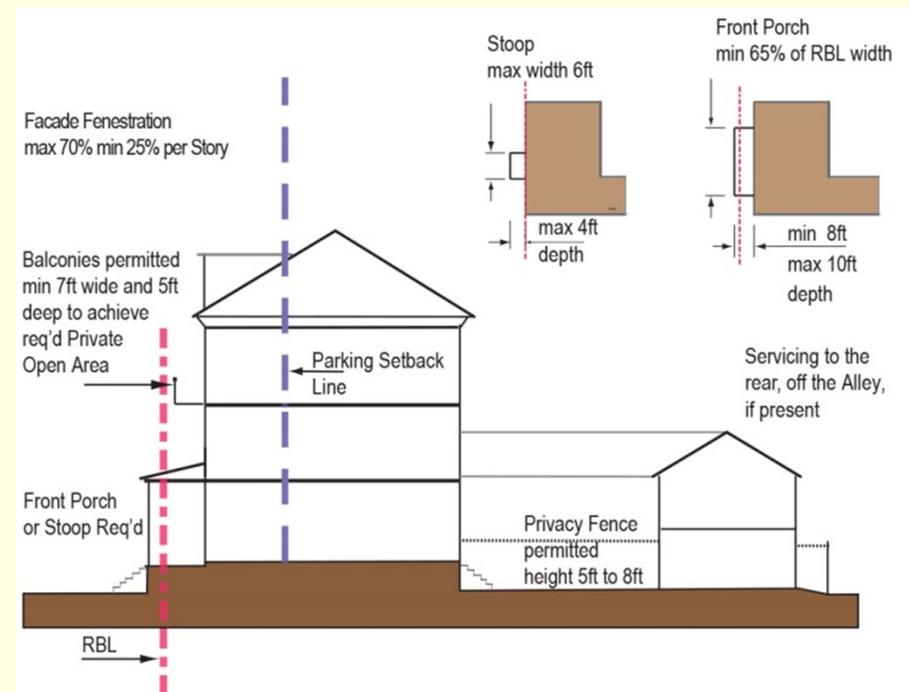
- Must build along a minimum 65% of RBL except when front porch is used.
- Private open space required equal to 15% of site
- Garage doors/entries not permitted along the RBL
- At grade parking allowed forward of parking setback only when in a garage on corner lot with < 25' frontage
- Minimum width of 18' per townhome; max 100' of street frontage per building. 10'-20' gap between townhouse buildings



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Townhouse/Small Apartment

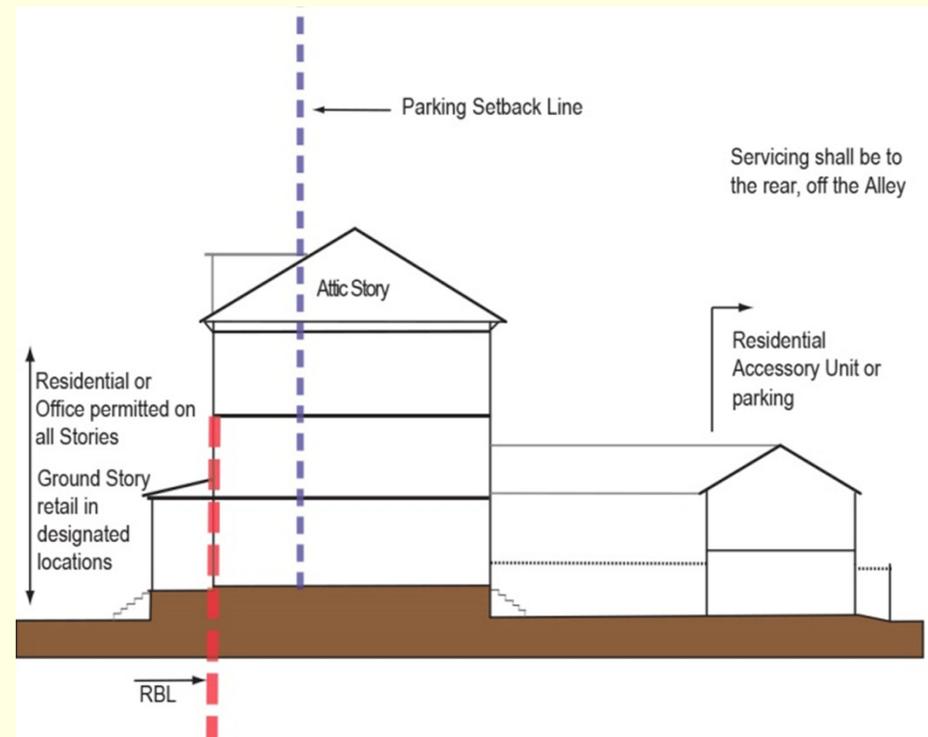
- Building may setback to accommodate front porch (8' max). Porch must occupy 65% RBL
- > 15' of blank wall prohibited
- Fenestration all levels = 25% - 70%
- Vertical façade composition (per blk face)
 - No > than 75' of avg. street frontage
- A stoop or front porch required on all units
- Small apartment may have main entry at grade



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Townhouse/Small Apartment

- Residential & offices uses permitted throughout
- Townhouses allow 2 residential units including ADU
- English basements ADU's only allowed in townhouses
- On townhouse sites, ADU's (650 sq.ft max) permitted in buildable area at rear of site.
- "Neighborhood Servicing" retail permitted on ground story of block corner buildings



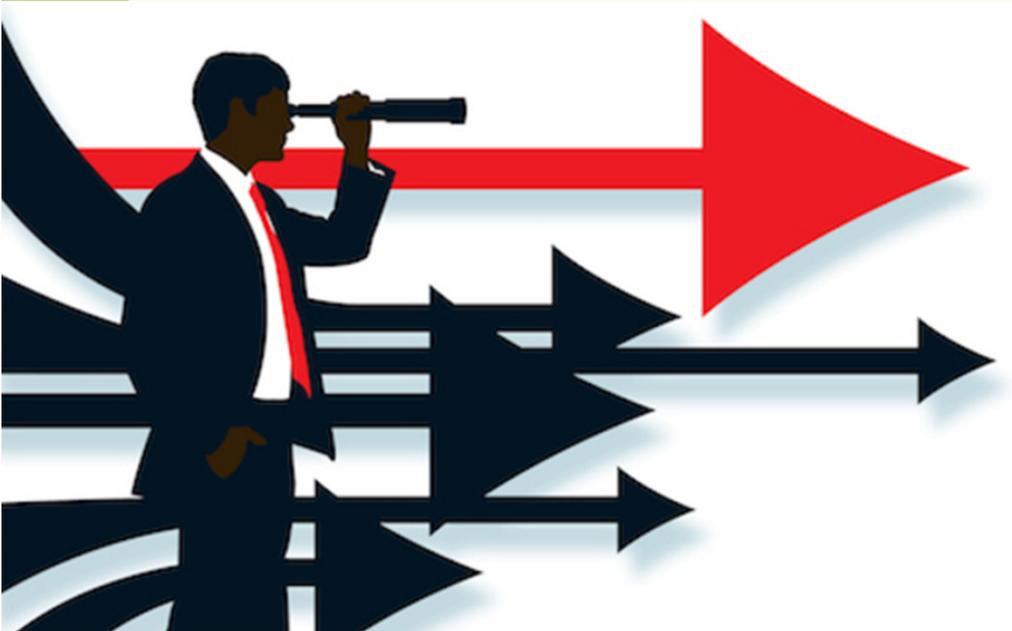
Urban Space Standards

- Apply to the area between building frontages and existing or proposed streets
- Intended to ensure the coherence and pedestrian-friendliness of the Street-Space.
- General Provisions –
 - Mechanical and electrical equipment may not be stored or located within any Street-Space with exceptions for public improvements or temporary trash cans
 - Sidewalks not designated on the Regulating Plan must maintain 6' clear walkway.
 - On-street parking can be counted to meeting parking requirements
 - All plant materials used/required shall meet the Landscaping and Screening provisions of the code.

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Discussion

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



- **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

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" (with sub-links for "Columbia Imagined Implementation" and "Neighborhood Planning"), "Neighborhood Planning" (with sub-links for "West Central Columbia Neighborhood Plan - Final Draft" and "Historic Preservation"), and "Other Land Use Plans". The "Transportation Planning" section includes "Columbia Area Transportation Study Organization (CATSO)" (with sub-links for "Major Roadway Plan" and "Columbia Area Transportation Study Organization (CATSO)").