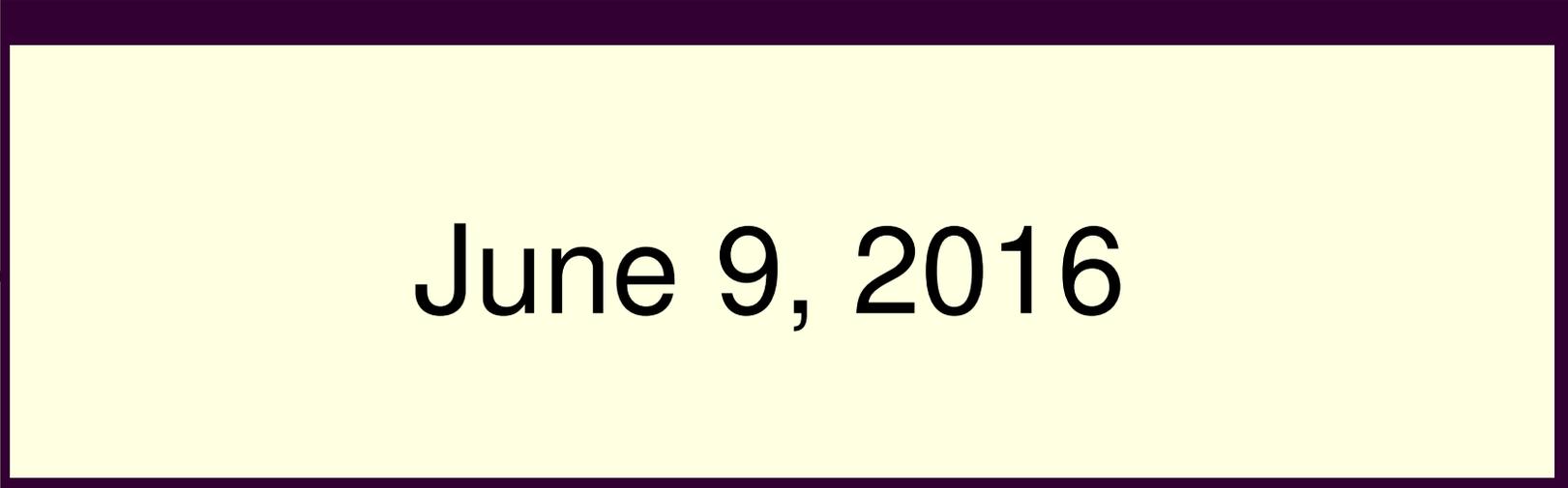




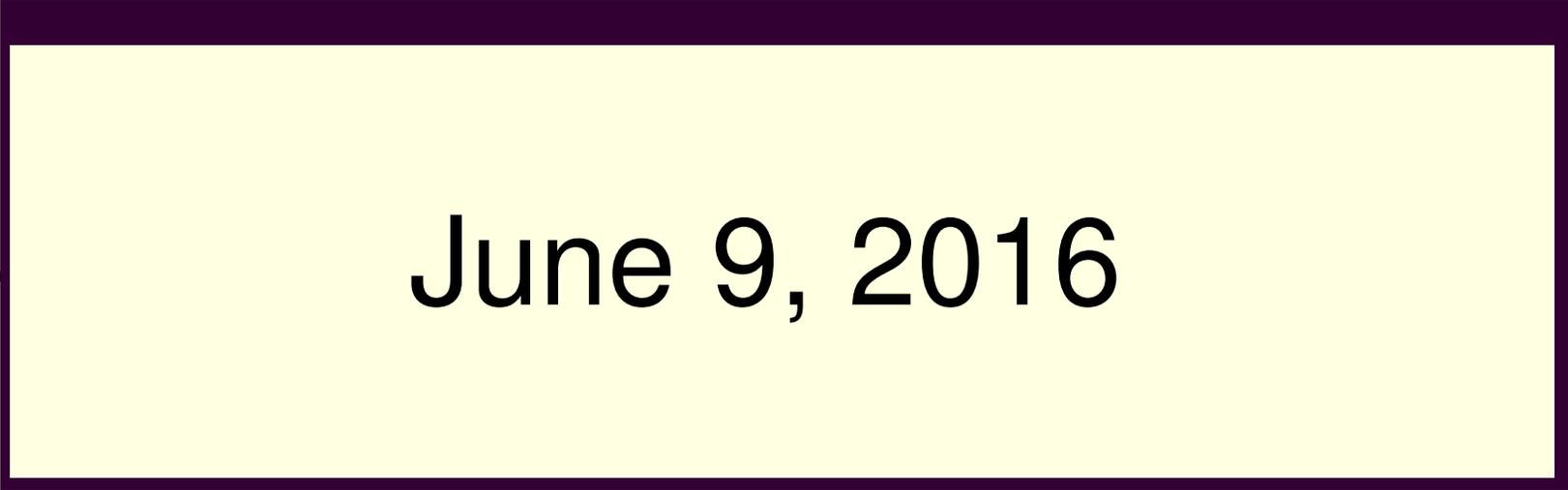
City of Columbia  
Planning & Zoning  
Commission



June 9, 2016



# Public Information & Comments

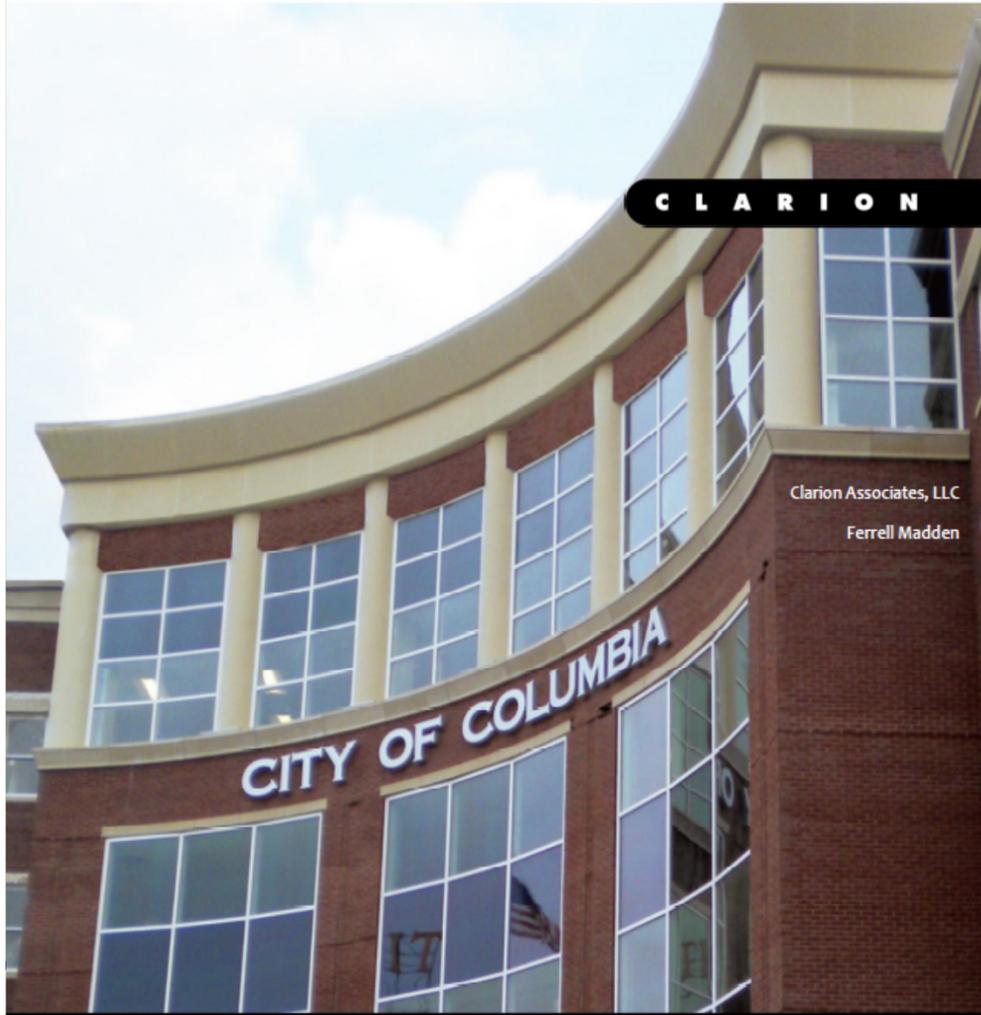


June 9, 2016

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
- Third public information/comment session



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

May 2016

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

## Discussion

- Topics to be covered:
  - Dimensional standards
  - Density bonuses
  - Exceptions/encroachments
  - Subdivision standards
  - Storm water & Natural Resource Protection
  - Design standards
  - Neighborhood Protection



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

## **Discussion**

- Dimensional standards
  - Consolidated by Land Use groups
  - Unifies setbacks for similar uses
  - Revises R-2 duplex minimum (7,000 sq.ft.)
  - Creates attached SF minimum (3,500 sq.ft)
  - Includes standards for “Cottage” lots
- Mixed-use setbacks based on roadway frontage type
- Median setback simplified; based on adjacent lots



**Table 4.1-1: Dimensional Standards for Residential Districts**

Standard	District				
	R-1	R-2 [1]		R-MF [2]	R-MH
		Current	Cottage		
<b>Lots</b>					
Minimum Lot Area (sq. ft.)					
One-Family Dwelling	7,000	5,000	3,000	5,000	3,750
One-Family Attached Dwelling		3,500	3,000	5,000	
Two-Family Dwelling		7,000		7,000	
Multiple Family Dwelling				2,500 per du	
Sorority or Fraternity				7,500 sq.ft.	
CRCC				No min, but max density 17du/ac	
Lot area if no public or community sewer [5]	15,000	15,000			
Minimum Lot Width (ft.) (detached)	60	60	30	60	45
Minimum Lot Width (ft.) (attached) – per lot		30			
Maximum size of contiguous parcel (ac.)			1		
<b>Minimum Setbacks (ft.)</b>					
<b>Front Yard</b>					
Front Yard Depth	25	25	10	25	20
Front lot line to garage depth (if applicable)	25	25	20		
<b>Side Yard</b>					
Side Yard	6	6	6	10	10
Side Yard – Corner Lot Street Side	25	25	10	15	
Distance between mobile dwelling units					20
Rear Yard	Lesser of 30% lot depth or 25	Lesser of 25% lot depth or 25	10	25	10
<b>Maximum Height (ft.)</b>					
<b>Primary Residential Building</b>					
See also Sec 29-4.9 Neighborhood Protection Standards	35[3]	35[3]	35	35	35
<b>Primary Non-residential Building [4]</b>					
See also Sec 29-4.9 Neighborhood Protection Standards	75	75		75	

[1] All R-2 lands are subject to Current Standards until they request application of the Cottage Standards, and that request is approved under Sec. 29.4(l).

[2] Multifamily structures constructed before January 1, 2014, with building height up to 45 ft. and lot area of at least 1,500 sq. ft. per dwelling unit are conforming structures.

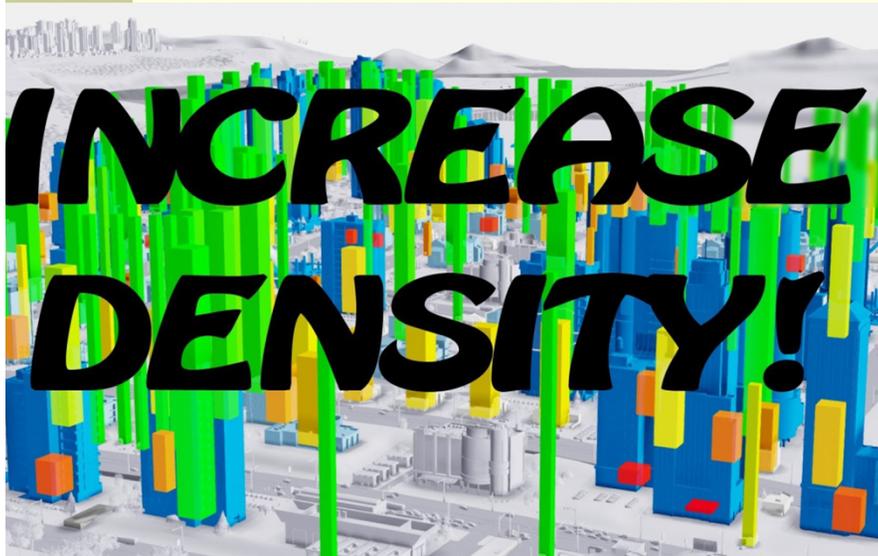
[3] Or 45 ft. if two side yards at least 15 ft. in width are provided.

[4] Provided that each building setback is increased one (1) foot above the zone district residential building minimum for each one (1) foot of additional building height above the residential building maximum.

[5] The minimum lot area for on-site septic is subject to Health Department approval based, in part, on distances between the lot and existing public sewer mains. This lot area could be greater, conditional, or denied on a case-by-case basis.

## Discussion

- Density Bonuses
  - Solar Oriented
  - Rural Cluster
- Apply to R-1 and R-2 districts
- 10% additional lots, when:
  - 75% lots are solar oriented
  - 50% of gross land area is preserved
- Reduced lot area and width to permit 10% increase
- Bonuses cannot be combined



## **Discussion**

- Right of Way dedication requirements clarified
- Clarified connection of accessory structure to principal building
- Exceptions/Encroachments
  - Height
  - Yard Area
- Generally consistent with current Chap. 29
- New driveway standards



THERE IS AN EXCEPTION  
TO EVERY RULE.

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Public Information & Comment

## Discussion

### ■ Subdivisions

- Avoidance of sensitive areas
  - Land Analysis Map
  - Buildable area to avoid designated sensitive areas
  - Avoidance may permit 15% reduction in lot size and width
- Streets
  - Classes same as Chap. 25
  - Reduced standards for low-density R-1 development
- Connectivity
  - New stand for through-street connections
  - Connectivity index



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## Discussion

### ■ Subdivisions

#### ■ Length

- Straight: 800 feet (max)
- Cul-de-sacs: 300 feet (varies w/terrain); not greater than 750 feet
- Clarifies temporary cul-de-sac requirement – none if less than 150 feet

#### ■ Lots access

- No more than 30 from a residential street (exceptions are permitted)



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## **Discussion**

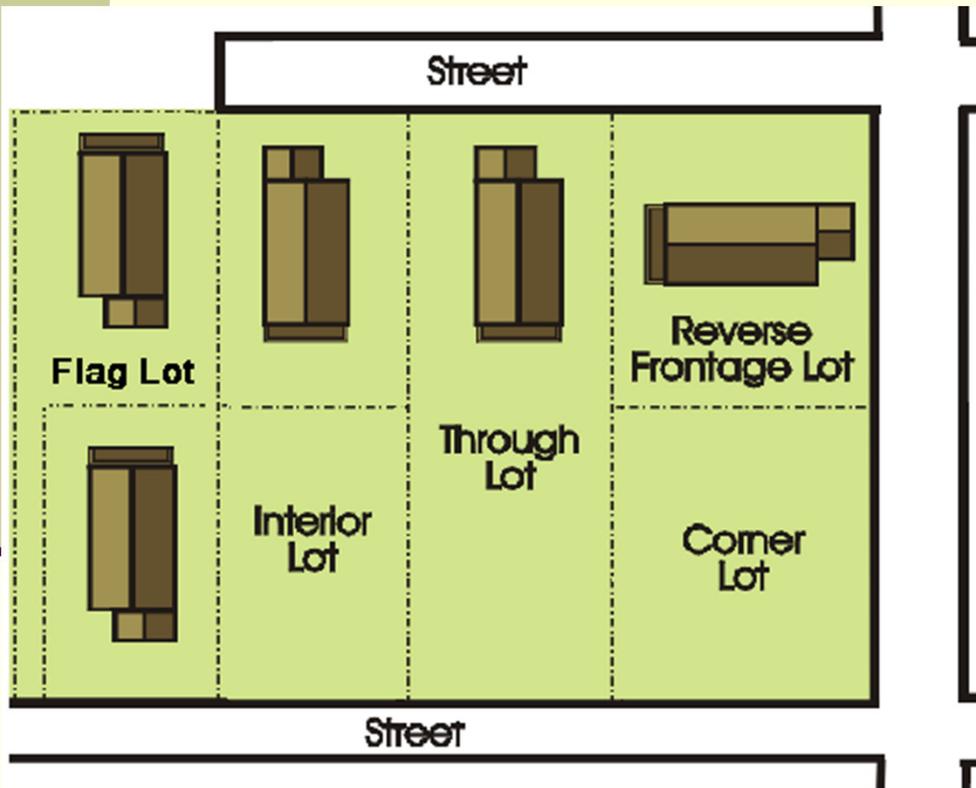
- Subdivisions
  - Sidewalks
    - Clarifies when required
      - After UDO adopted (includes provisions for plats after Jan. 2001)
      - Prior to Jan. 2001 that are less than 25% complete
    - Sidewalk required for all construction on arterial or collectors
    - Common lot sidewalks within 3 yrs. No public street accepted w/o sidewalk installed



## Discussion

### ■ Subdivisions

- Lot frontage - actual street frontage is required to provide “direct” access to a lot
- Waiver possible if access easement is provided
- Storm water common lots - no frontage requirement
- Common lots for recreation purposes have 20-foot (min); may be access easement.
- Mixed-use or Special districts lots have 30-foot min.



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## **Discussion**

- Storm Water/Nat. Resources
  - Pulls portions of Chap. 12A into UDO.
  - Existing 12A will remain in modified status
  - Application requirements will be in an “administrative” manual
  - Definition of “logging” may need to be revised
  - Tree preservation to be in one (1) contiguous stand and separate platted lot
  - No credit for trees in stream buffer



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## **Discussion**

- Storm Water/Nat. Resources
  - Stream buffer requirements consistent with Chap. 12A
  - Will apply to development in the M-DT
  - Replaced “farming activities” with “ag and urban ag”
  - Clarification provided for who makes “design standard” modifications

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## Discussion

- Design Standards & Guidelines
  - Not applicable to 1 or 2 family dwellings.
  - Does not override overlay districts or use-specific standards
  - Standards require:
    - One or more functional doors visible to street
    - Building façade articulation or foundation plantings around entry
    - 20% transparency for food, beverage, office, personal svcs, and retail



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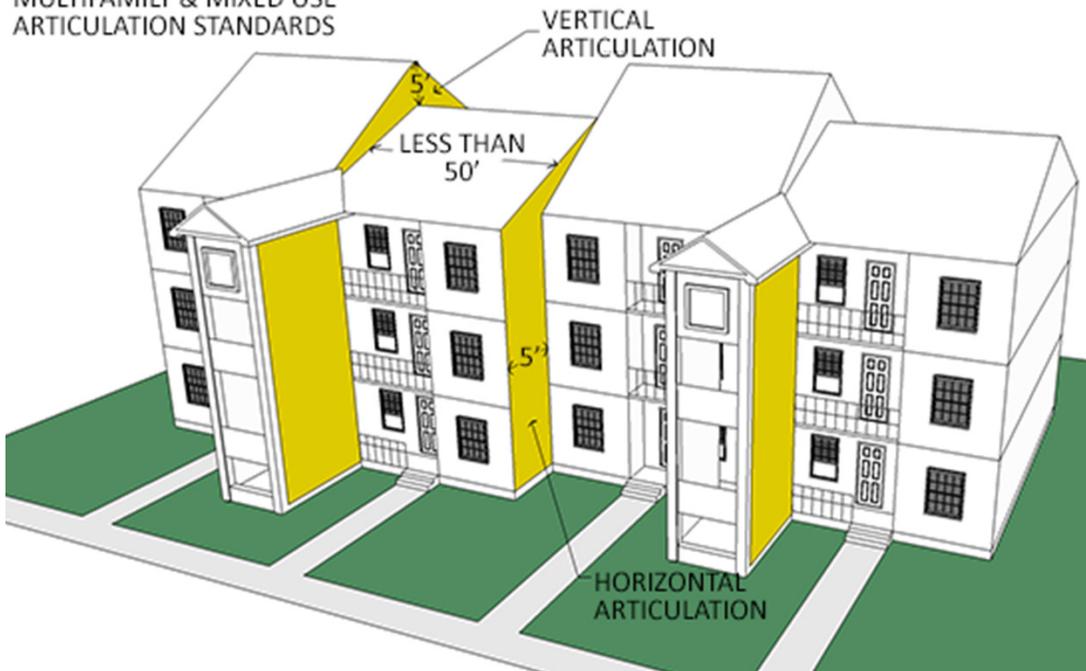
## Discussion

### ■ Design Standards & Guidelines

#### ■ Standards require:

- Wall plane articulation all buildings, other than industrial, that have more than 100-feet abutting a public street
- Roof design requirements for both pitched and flat roofed building other than industrial
- Canopy standards
- Loading dock and delivery areas

MULTIFAMILY & MIXED USE  
ARTICULATION STANDARDS



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## **Discussion**

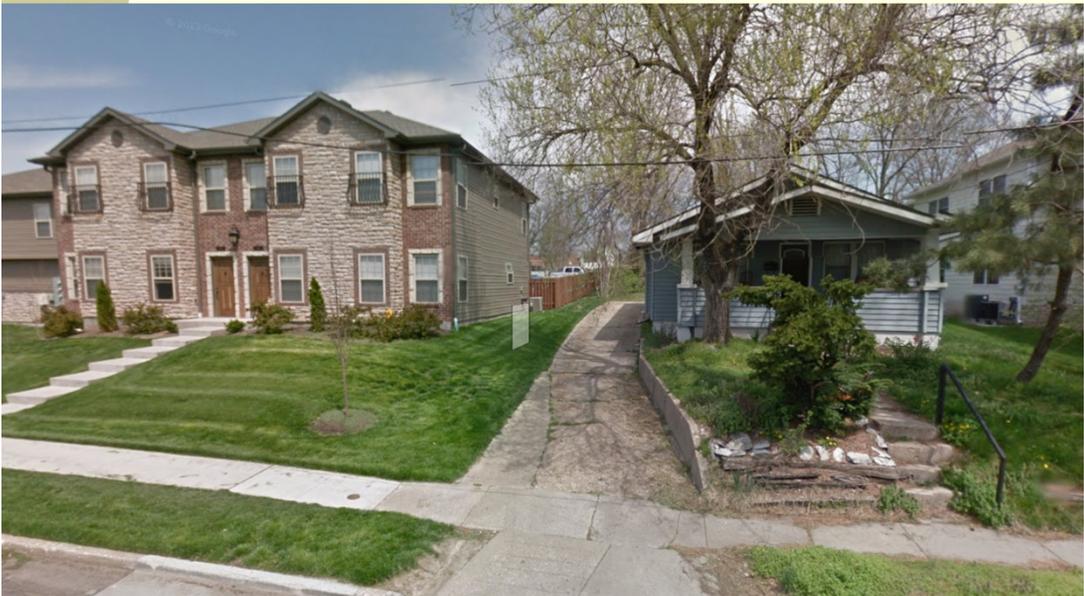
- Neighborhood Protection
  - Preserve neighborhood character w/in R-MF and adjacent Mixed-use and Special districts
  - Applies to:
    - All R-MF lots not developed with 1 or 2 family homes
    - All lots in any zone other than R-1 or R-2 not sharing a property line with another R-1 or R-2 lot



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## **Discussion**

- Neighborhood Protection
  - When building height exceeds 24 feet, either:
    - Building “steps” down within 25-feet of side and rear property lines to 24 feet
    - Side or rear setback is increased by 10 feet
  - Landscaping must be on side screening facing 1 or 2 family dwelling or R-1/R-2 zoned land
  - Landscaping must comply with Sec. 29-4.5(e)
  - Parking area/driveways/circulation aisle locations restricted to reduce possible conflicts

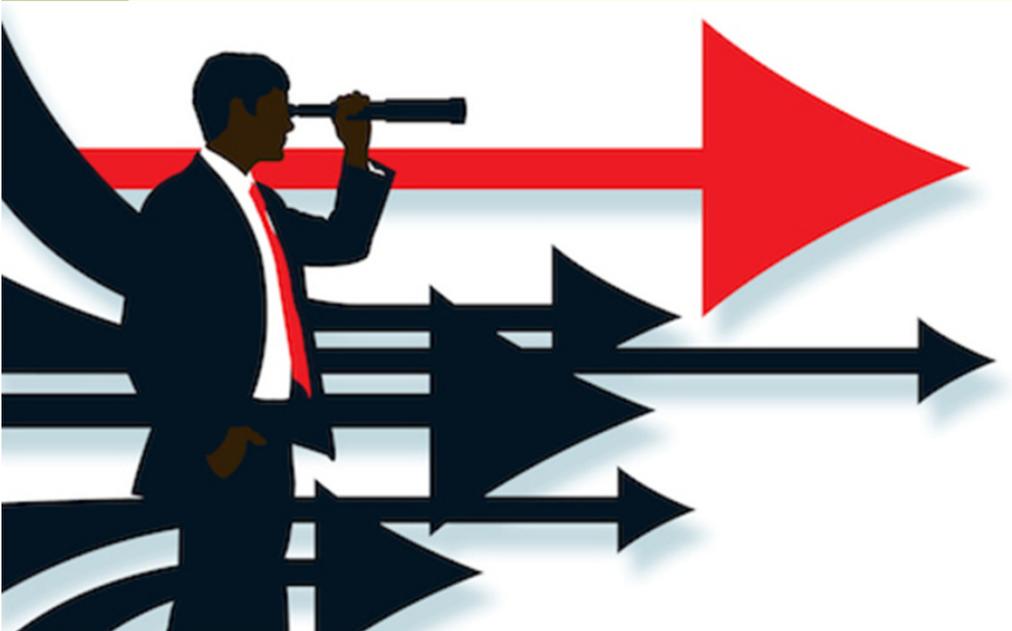


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## **Discussion**

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



- **June 23 – 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" (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)").