

Downtown Leadership Council 8/26/14

C-2 zoning update:

1. **C-2 Interim ordinance. Passed by Council, with amendments 8/18/14 (copy attached).**
 - a. First-floor, street side space on Broadway and Ninth Streets must be non-residential and must include an entrance door on Broadway or Ninth.
 - b. Minimum building height of 2 stories and 24 feet throughout C-2 (Council amendment).
 - c. Maximum height as of right 10 stories or 120 feet; taller structures require review by Planning & Zoning Commission and approval by Council.
 - d. 0.25 parking spaces per bedroom required on new residential construction excepting new residential units in historic buildings (amended from 0.5 spaces per bedroom).
2. **Development Code Update project (Clarion/Ferrell Madden) status:**
 - a. Draft code is being delivered in 3 inter-dependent parts, or modules. The consultant explains where changes have been made to the existing code through the use of footnotes. "Module 1: Zone Districts and Permitted Uses" available for review at http://www.gocolumbiamo.com/community_development/
 - b. Still to come: Module 2: Form and Development Standards (October '14). All the site-specific standards for all zoning districts are to be included in module 2. **See blurb on p. 48, Module 1 for some of the items to be covered in the M-DT form district, including:**
 - i. Height
 - ii. Siting requirements
 - iii. Architectural elements
 - iv. Regulating plan – differentiates downtown into streets where different standards apply
 - c. Final step before putting whole code together is Module 3: Procedures and Enforcement (January 2015).
 - d. **Comments and questions on Module 1 to Clarion c/o Tim Teddy: ttteddy@gocolumbiamo.com by September 15, 2014**
 - e. Proposed changes to C-2 District so far:
 - i. New name M-DT Mixed Use Downtown and statement of purpose (all commercial districts are proposed to be reconceived as "mixed use" districts)
 - ii. Consolidation of permitted uses into broader categories, e.g., "professional services, general" covers what had been 10 distinct categories of uses. The use consolidations are listed on the project web page. A multitude of retail categories have been reduced to "retail, large" (floor areas larger than 15,000 sq ft; 45,000 for grocery) and "retail, small" (floor areas under the "large" thresholds) to separate corridor-oriented retail from neighborhood-oriented retail. M-DT allows both but form controls will affect permitted locations and siting.

- iii. 1 & 2-family dwelling as a principal permitted use has been deleted from the M-DT District – thought to be too low density a use for downtown.
- iv. New uses permitted in M-DT (*see table of uses starting on p. 99 of module 1*) include:
 - 1. Co-housing
 - 2. Live-work units
 - 3. Higher education institutions (private, not MU)
 - 4. Public utility service, major
 - 5. Farmers’ markets
 - 6. Greenhouse or plant nursery
 - 7. Bed & breakfast
 - 8. Indoor recreation or entertainment
 - 9. Adult retail (but not live adult entertainment)
 - 10. Light vehicle sales/rental (all enclosed)
 - 11. Artisan industry (new category)
 - 12. Light industrial/machine shops as conditional use
- v. Several accessory uses added:
 - 1. Drive-ups require conditional use
 - 2. Active rooftops
 - 3. Community gardens
 - 4. Home occupations
 - 5. Other “customary accessory uses.”
- vi. Temporary uses added:
 - 1. Temporary construction office or yard
 - 2. Temporary parking lot
 - 3. Temporary sales office
 - 4. Temporary/seasonal sales
- vii. Approximately 14 of the uses listed as permitted in M-DT are subject to one or more **“use specific standards,”** the entire list of which appears in **Sec. 29-3.3 Use-specific standards on p 108.**
- f. Changes to R-3 (medium-density residential):
 - i. Consolidated with R-4 (high density residential) into a new R-MF
 - ii. Densities, height, building mass etc. to vary according to context – module 2 work.
 - iii. New use-specific standards for multi-family housing:
 - 1. Façade length and articulation
 - 2. Entryway design
 - 3. Roof articulation and design
 - 4. Four-sided design
 - 5. Parking garages and carports
 - 6. Universal design

7. Additional standards apply if more than half of dwelling units have 4 or more bedrooms.

g. Changes to M-1 General Industrial:

- i. Together with M-C Controlled Industrial and M-U Underground Space Districts consolidated into a single IG Industrial District.
- ii. Permitted uses include residential care facility (but no other residential), selected community services, religious uses as a conditional use, selected "plant and animal" related uses, food and beverage businesses (restaurants, bars), hotels, office uses, personal services, most recreation and entertainment uses, retail ("large" requires conditional use), vehicles & equipment sales and services, parking structures but not commercial parking lots, heavy commercial services (lumber yard, newspaper plants, etc), contractors, distribution facilities, industrial uses with "heavy" industry requiring a conditional use, transportation uses, wrecking yard/junkyard by conditional use.

Series 115 2014 ORDINANCES/RESOLUTIONS

Section 115-424; Ord. 22173; Amending Chapter 29 of the City Code as it relates to street-side non-residential first floor space on portions of Broadway and Ninth Street, tall structures and residential parking in C-2 (central business) zoning districts

Ordinance No. 22173

Council Bill No. B 245-14 A

AN ORDINANCE

amending Chapter 29 of the City Code as it relates to street-side non-residential first floor space on portions of Broadway and Ninth Street, tall structures and residential parking in C-2 (central business) zoning districts; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 29 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

Sec. 29-15. District C-2, central business district.

(a) Purpose. This district is intended to provide for commercial facilities in the central business district. The principal land uses are retail sales, services, offices, mixed-use including housing and public facilities.

(b) Permitted Uses. In district C-2, no building, land or premises shall be used and no building shall be hereafter erected, constructed, reconstructed or altered, except for one or more of the following uses (for exceptions, see section 29-28, Nonconforming Uses, and section 29-31, Board of Adjustment):

All permitted uses in district C-1 with the exception that dwelling units shall also be subject to section 29-8(d)(6), and no dwelling units shall be permitted within the street-side first floor space in buildings on the following blocks within district C-2:

Broadway, from Providence Road to Hitt Street; and

Ninth Street, from the south side of Walnut Street to Elm Street.

The street-side first floor space shall include an entrance door on either Broadway or Ninth Street and may include separate doorways, entry spaces, and stair or elevator shafts that provide access to dwelling units on an upper floor level or behind non-residential building space.

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(c) Conditional Uses. The following uses shall be permitted in district C-2 only after the issuance of a conditional use permit pursuant to the provisions of section 29-23:

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(10) All proposed construction, renovation, or alteration activities necessary to permit the facility to occupy an existing or new structure shall be in accordance with the requirements of chapter 6 and chapter 9 of this code. Activities begun before submission, review and approval of professionally sealed plans and the issuance of a building permit shall be a violation of the conditional use permit conditions and this code.

Uncovered, surface commercial parking for automobiles and light trucks abutting a public street, except for publicly-owned parking facilities. Parking areas located behind buildings, not directly adjacent to a public street (except an alley), are permitted.

Uncovered, surface off-street parking areas, except for publicly-owned parking facilities.

(d) Height and Area Regulations. In district C-2 any building, portion of a building or dwelling hereafter erected, constructed, reconstructed or altered shall be subject to the following regulations (for exceptions, see section 29-26, Height and Area Exceptions):

(1) Lot size. No minimum requirement.

(2) Yards. No minimum requirement.

(3) Building height. ~~No maximum height.~~ Buildings shall have a minimum of two (2) stories consisting of a minimum of twenty-four (24) feet. One hundred twenty (120) feet or ten (10) stories is the maximum building height permitted by right. Buildings that exceed one hundred twenty (120) feet or ten (10) stories shall be subject to review by the planning and zoning commission and approval by the city council according to the standards and procedures in section 29-15 (d)(7).

(4) Vision clearance. No requirement.

(5) Floor area. No minimum requirement.

(6) Parking. On-site parking is required for dwelling units in new buildings and buildings expanded after August 18, 2014. There shall be no parking requirement for new dwelling units created in buildings or enclosed portions of buildings that are at least fifty (50) years old. There shall be no parking requirement for buildings or portions of buildings that exist as of August 18, 2014 that are removed and rebuilt, in whole or in part, to restore but not expand the previously existing building, and there shall be no parking requirement for buildings that have been issued a building permit prior to August 18, 2014. (See section 29-30, Off-Street Parking and Loading.)

(7) Tall structure approval. All buildings that exceed one hundred twenty (120) feet or ten stories in height shall require council approval. Requests for tall structure approval in district C-2 shall require a petition on a form provided by the director and shall be referred to the planning and zoning commission for a recommendation and city council consideration of an ordinance approving the tall structure in the same manner and following the same procedural steps as described in section 29-33 of this code.

Petitioners shall provide the planning and zoning commission with preliminary building plans (elevations and representative floor plans), site plan including adjacent streets and alleys, and a shade study. A "shade study" represents, in graphic form, the shade cast by the tall structure on adjacent properties and streets, by time of day and by season. An example of adverse impacts revealed by a shade study would be complete shading of rooftop solar panels mounted on an adjacent, lower building.

A tall building may be approved by the city council if it satisfies the following criteria:

(i) The height is consistent with adopted city plan recommendations for maximum building height in the specific location;

(ii) The additional height will not impair emergency response to the subject building or other places in the immediate vicinity in the opinion of the fire code official and chief of police;

(iii) The additional height will not have an adverse impact on the availability of air and light to adjacent buildings and public streets; adequate spacing exists between the proposed building and openings in the walls of an adjacent building or between the proposed building and rooftop spaces used as amenities to allow the penetration of sunlight to those openings or rooftop spaces;

(v) The additional height will not create demand on any public utility or public infrastructure in excess of available capacity, as concluded by an engineering analysis of the projected utility loads and the existing and planned capacities of infrastructure to accommodate it; and

(vi) Public sidewalks, crosswalks, and streets adjacent to the site are of sufficient capacity to handle the anticipated pedestrian and vehicular traffic generated by the tall structure, as concluded by a traffic impact analysis.

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Sec. 29-30. Off-street parking and loading regulations.

(a) *General Requirements.*

(1) Except for non-residential buildings in district C-2, existing buildings and portions of existing buildings fifty (50) years and older in district C-2 reused for residential purposes, and except as provided in subsection (a)(2), all uses established and all buildings erected, constructed, reconstructed, or expanded after November 19, 2001 shall be provided with off-street parking spaces, either in the form of parking garages or open parking areas for the parking of motor passenger vehicles, as specified herein.

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(b) *Parking Requirements.* Off-street parking spaces shall be provided for all uses in accordance with the minimum requirement set forth in Table 29-30(b)(1).

Table 29-30(b)(1)

	<i>Required Parking</i>
<i>Residential</i>	
One- and Two-Family Dwelling Units	2 spaces/dwelling unit for one-family attached and unattached dwellings; 2 spaces/unit for two-family units having up to 2 bedrooms; three spaces/unit in two-family units of 3 or more bedrooms
One-family Attached Units	2 spaces/dwelling unit
Multi-Family Dwellings	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
Dormitories	1 space/2 occupants the building is ultimately designed to accommodate
Fraternity/Sorority Houses	1 space/2 occupants
Elderly and Handicapped Housing	1 space/unit
Boardinghouse or Rooming House	1 space/2 occupants the building is ultimately designed to accommodate
Nursing (or Convalescent) Homes and Residential Care Facilities	1 space/4 beds plus 1 space/employee
Bed and Breakfast	1 space/guest room plus 2 parking spaces/dwelling unit
Motel, Hotel	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.
Mobile Home	2 space/dwelling unit
Temporary Shelters	1 space/employee plus 1 space/every 4 occupants the shelter is designed to accommodate
<u>Residential Uses within C-2 (Central Business District)</u>	<p>0.25 space/bedroom for new residential dwelling units in new buildings.</p> <p><u>Minimum parking supply may be located:</u></p> <ul style="list-style-type: none"> a. <u>Onsite in a parking structure,</u> b. <u>At-grade or below grade surface parking under a building,</u> c. <u>Surface parking behind a building,</u> d. <u>Surface parking for which a conditional use permit has been approved;</u> <p><u>or</u></p> <ul style="list-style-type: none"> e. <u>In a public or private parking structure or lot within 2,640 feet (one-half mile) of the residential entry; provided there is a written agreement to purchase or lease spaces in a public or private parking structure or lot for as long as the building is used as a residential dwelling.</u> <p><u>The parking requirement for standard motor vehicle parking spaces may be reduced by any of the following:</u></p> <ul style="list-style-type: none"> a. <u>Each motorcycle and motor scooter parking space may be counted as one vehicular parking space, up to ten percent (10%) of the total spaces required;</u> b. <u>Each required bicycle parking space shall be counted as the equivalent of one motor vehicle parking space, as specified in section 29-30(m).</u> <p><u>The community development director may recommend, and the city council may approve, a reduction in the calculated parking requirement based on a parking management strategy that may include some combination of:</u></p> <ul style="list-style-type: none"> a. <u>Car share programs;</u> b. <u>Purchase of bus passes for the use of the Columbia transit system by tenants;</u> c. <u>Provision of private transit services to building residents;</u> d. <u>A parking study that documents a reduced demand for parking.</u>

<i>Public and Quasi-Public Uses</i>	
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SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this 18th day of August, 2014.

