Columbia, Missouri

Development Code Update

Review of Module 2

November 13, 2014
PRESENTATION OVERVIEW

- Overview of Development Code Update Project
- Module 2: Form and Development Controls
- 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*
- Focus public involvement
- Reformat and reorganize
- Streamline administration
- User-friendly
- Incorporate targeted form-based controls for downtown
PROJECT TIMELINE

1. Initial Scoping, Analysis & Direction

2. Detailed Outline of Development Code

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

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

5. Code Testing

6. Refinement & Adoption

Spring 14 to Spring 15
Summer 2015
Fall - Winter 2015
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 (Initial Public Draft Complete)
  – Zone Districts
  – Permitted Uses

• Module 2 (TODAY)
  – Form & Development Controls

• Module 3 (February 2015)
  – General Provisions
  – Procedures & Enforcement
MODULE 2
INTEGRATE CURRENT FORM AND DEVELOPMENT CONTROLS

Chapter 29 (Zoning)
Screening and landscaping (29-25)
Height and area exceptions (29-26)
Off-street parking and loading (29-30)
Outdoor lighting (29-30.1)

Chapter 12A (Land Preservation)
Tree Preservation and Landscaping Requirements (Article III)
Erosion Control (Article IV)
Stormwater Management (Article V)
Stream Buffer Requirements (Article X)

Chapter 25 (Subdivision)
Streets (Article IV)
Sidewalks (Article VI)
Lots (Article VII)

Chapter 23 (Signs)
CHAPTER 29-4
FORM AND DEVELOPMENT CONTROLS

New INTEGRATED Chapter 29-4

29-4.1 Dimensional Summary Table
29-4.2 M-DT District Form-based Controls (NEW)
29-4.3 Subdivision Standards (Relocated from 25)
29-4.4 Parking and Loading
29-4.5 Landscaping and Screening
29-4.6 Stormwater and Natural Resources (Relocated from 12A)
29-4.7 Exterior Lighting
29-4.8 Design Standards and Guidelines (NEW)
29-4.9 Neighborhood Protection Standards (NEW)
29-4.10 Sign Standards (Relocated from 23)
29-4.11 Operation and Maintenance Standards (NEW)
NEW STANDARDS

New standards to implement Columbia Imagined and community interests include:

- Individual M-DT Building Form Standard Frontages (29-4.2)
- Avoidance of Sensitive Areas (29-4.3(b))
- Property Edge Buffering (29-4.5(e))
- M-F Residential, Commercial, Public, and Institutional Design Standards (29-4.8(c))
TABLES AND GRAPHICS

- Consolidates and clarifies text in new tables (e.g., dimensional summary tables)

- Revises existing tables (e.g., required parking table)

- Illustrates technical concepts and definitions with graphics (e.g., street frontage landscaping)

<table>
<thead>
<tr>
<th>Table 4.1-1: Dimensional Standards for Residential Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Lots</td>
</tr>
<tr>
<td>Minimum Lot Area (sq. ft.)</td>
</tr>
<tr>
<td>One-Family Dwelling</td>
</tr>
<tr>
<td>One-Family Attached Dwelling</td>
</tr>
<tr>
<td>Two-Family Dwelling</td>
</tr>
<tr>
<td>Multiple Family Dwelling</td>
</tr>
<tr>
<td>Sorority or Fraternity</td>
</tr>
<tr>
<td>CRCC</td>
</tr>
<tr>
<td>Lot area if no public or community sewer</td>
</tr>
</tbody>
</table>

Diagram: Street frontage landscaping.
TECHNICAL CRITERIA & APPENDIX A


- Appendix A will include suggested M-DT cross-sections (streets and alleys)

<table>
<thead>
<tr>
<th>Table 4.3-2: Street Grades</th>
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<tbody>
<tr>
<td>Street Type</td>
</tr>
<tr>
<td>Freeway</td>
</tr>
<tr>
<td>Expressway</td>
</tr>
<tr>
<td>Arterial, urban</td>
</tr>
<tr>
<td>Arterial, rural</td>
</tr>
<tr>
<td>Collector</td>
</tr>
<tr>
<td>Local, nonresidential</td>
</tr>
<tr>
<td>Local, residential</td>
</tr>
</tbody>
</table>
MODULE 2

SECTION-BY-SECTION
DIMENSIONAL SUMMARY TABLE (29-4.1)

- Consolidates individual zone district dimensional standards in Ch. 29-2
- Three tables
  - Residential Districts
  - Mixed-Use Districts
  - Special Districts
- Includes table footnotes

---

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>District</th>
<th>R-1</th>
<th>R-2 [1]</th>
<th>R-MF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Current</td>
<td>Cottage</td>
<td></td>
</tr>
<tr>
<td>Lots</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Area (sq. ft.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One-Family Dwelling</td>
<td>7,000</td>
<td>5,000</td>
<td>3,000</td>
<td>5,000</td>
</tr>
<tr>
<td>One-Family Attached Dwelling</td>
<td>5,000</td>
<td>3,000</td>
<td>5,000</td>
<td></td>
</tr>
<tr>
<td>Two-Family Dwelling</td>
<td>7,000</td>
<td></td>
<td>7,000</td>
<td></td>
</tr>
<tr>
<td>Multiple Family Dwelling</td>
<td></td>
<td></td>
<td>2,000 per du</td>
<td></td>
</tr>
<tr>
<td>Sorority or Fraternity</td>
<td></td>
<td>No mix, but max density 17 du/ac</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CRCC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area if no public or community sewer [4]</td>
<td>15,000</td>
<td>15,000</td>
<td>15,000</td>
<td></td>
</tr>
</tbody>
</table>

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[1] R-2 is subject to Current Standards until a request for Cottage Standards is made and approved (Module 3)

[4] Min. lot areas for on-site septic is subject to Health Department approval
### Notable Dimensions:

- **Reduced from 7,000 (Module 1) to align w/ R-2**
- **Allows duplexes but not SF attached homes**
- **Based on existing R-3 (2,500 s.f./du) and R-4 (1,500 s.f./du)**
- **Addresses gap in existing code**

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>District</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-1</td>
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</tr>
<tr>
<td>Lot area if no public or community sewer [4]</td>
<td>15,000</td>
<td>15,000</td>
</tr>
</tbody>
</table>
SPECIAL DIMENSIONAL STANDARDS (29-4.1(B))

New Sustainable Development Incentives (R-1 or R-2)

• Solar Orientation Density Bonus
  – IF 75% of lots oriented within 15 degrees of true east-west
  – THEN, 10% more lots permitted

• Rural Cluster Density Bonus
  – IF 50% of subdivision preserved for Open Space
  – THEN, 10% more lots permitted

http://science.howstuffworks.com/environmental/energy/solar-cell5.htm
M-DT FORM-BASED CONTROLS

PREPARED BY: Ferrell Madden
M-DT FORM-BASED CONTROLS (29-4.2)

Translate policies, illustrative plans, and concepts

Into a form-based district
Think Different!

- Place-making: character & form of the whole district
- Pedestrian friendly: compact, walkable, and mixed-use
- Context & scale
FORM-BASED CODE COMPONENTS

• Regulating Plan

• Building Form Standards
THE REGULATING PLAN

UNDERSTANDING THE REGULATING PLAN

Color and Symbol Key

BUILDING FORM STANDARDS
- URBAN GENERAL
- URBAN GENERAL-WEST
- URBAN STOREFRONT
- TOWNHOUSE/ SMALL APT.
- DETACHED FRONTAGE

PUBLIC OPEN SPACE

FORM DISTRICT BOUNDARY

FLOODPLAIN ZONE
SEEN DIRECTOR

CIVIC STRUCTURE

LOT BUILDING LIMIT (LBD)

FOOTPRINT BUILDING LINE (FBD)

PARKING SETBACK LINE

ALLEY, EXISTING

ALLEY, FUTURE

CORK HEIGHT
MAX TO 10 STORIES

Special Use Condition, refer to Community Development. Call for more information.
(d) General Building Form Standards

The Building Forms detailed in this section establish the standards and parameters for new development and redevelopment within the M-DT District. The following standards apply to all Building Form Standard frontages, unless expressly stated otherwise within an individual Building Form Standard or otherwise designated on the Regulating Plan.

(1) Transitions

When the Building Form Standard designation shown on the Regulating Plan changes along a property’s Required Building Line, that property owner has the option of applying either Building Form Standard for a maximum additional distance of 50 feet along that Required Building Line.

(2) Façade Composition

“Facade composition” is the arrangement and proportion of façade materials and elements (windows, doors, columns, pilasters, bays). “Complete and discrete” distinguishes one part of the Façade from another to break down the perceived scale of large buildings and provide a better pedestrian experience.

(i) For each Block Face, Façades along the Required Building Line shall present a Complete and Discrete Vertical Façade Composition to maintain and/or create the pedestrian-scale for the Street-Space, at no greater than the average street frontage lengths specified in the Individual Building Form Standard Frontage standards.\textsuperscript{11}

(ii) To achieve a Complete and Discrete Vertical Façade Composition within a street frontage requires, at a minimum, subsection (A) below and at least two additional items from subsections (B) through (E) below:

(A) Clearly different Ground Story Façade
(e) Individual M-DT Building Form Standard Frontages

This Section describes the intent and the standards applicable to each Individual Building Frontage Type designated on the Regulating Plan. The four Individual Building Frontage Types are:

- Urban General/Urban Storefront
- Urban General – West
- Townhouse/Small Apartment
- Detached

Photos are provided to illustrate each frontage type and are advisory only. Where the statements of intent or photographs are inconsistent with the standards, the standards shall apply.
URBAN SPACE STANDARDS (29-4.2(F))

- Street Type
- Streetscape
HOW TO USE A FORM-BASED CODE

• Regulating Plan

• Building Form Standards
REGULATING PLAN
REGULATING PLAN: KEY

Building Form Standards

UNDERSTANDING THE REGULATING PLAN

COLOR AND SYMBOL KEY

BUILDING FORM STANDARDS

- **Urban General**
- **Urban General-West**
- **Urban Storefront**
- **Townhouse/Small Apt.**
- **Detached Frontage**

- **Required Building Line (RBL)**
- **Parking Setback Line**
- **Lot Building Limit (LBL)**
- **Alley, Existing**
- **Alley, Future**

- **Public Open Space**
- **Civic Structure**
- **Form District Boundary**
- **Flood Plain Zone See Director**
- **Core Height Max 10 Stories**

*1 Special Site Condition, refer to City Planning Staff for more information.
BUILDING FORM STANDARDS

Illustrations and Intent

Urban General/Urban Storefront Frontages

(i) Illustrations and Intent

Urban General is to be used for those properties fronting the orange Street-Spaces on the Regulating Plan. Urban Storefront is to be used for those properties fronting on the red colored Street-Spaces on the Regulating Plan.

Urban General is the basic urban street frontage, once common across the United States. The purpose of this frontage is to develop multi-story buildings placed directly at the sidewalk with one or more entrances and windows across the façade. The uses range from commercial to residential, municipal to retail and restaurants—and combinations of all of the above. There could be several buildings lined up shoulder to shoulder, filling out a Block, or on smaller Blocks, a single building might fill the Block Face.

Small mixed-use buildings with individual Shopfronts.

Large mixed-use buildings with Shopfronts and vertical facade composition to provide pedestrian scale.
BUILDING FORM STANDARDS: REGULATIONS

Height

Elements

Siting

Uses
M-DT BUILDING FORM STANDARDS: FRONTAGES

- Urban General/Urban Storefront
- Urban General – West
- Townhouse/Small Apartment
**URBAN GENERAL & URBAN STOREFRONT**

**Illustrations and Intent**

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Urban General is the basic urban street frontage, once common across the United States. The purpose of this frontage is to develop multi-story buildings placed directly at the sidewalk with one or more entrances and windows across the facade. The uses range from commercial to residential, municipal to retail and restaurants—and combinations of all of the above. There could be several buildings lined up shoulder to shoulder, filling out a block, or on smaller blocks, a single building might fill the block face.

Small mixed-use buildings with individual shopfronts.

Large mixed-use buildings with shopfronts and vertical facade composition to provide pedestrian scale.

Transparent Ground Story Facades provide views between interior and exterior, enlivening the sidewalk.

Shopfronts line the Ground Story, with offices or residences above.
URBAN GENERAL - WEST

(2) Urban General – West Frontage

(i) Illustrations and Intent

This frontage is to be used in those portions of the Regulating Plan colored gold.

The Urban General-West frontage addresses the evolving area of west Downtown Columbia. Given Columbia’s emphasis on sustainability and multi-modal transportation issues, more compact, urban land-use patterns are appropriate for this area. This frontage fosters single and multi-story buildings, placed to the front of their lot, with windows and one or more entrances onto the sidewalk. The uses may range from commercial to residential, municipal to retail and restaurants. Several buildings could stand shoulder to shoulder along a Block Face, or a single building might fill a smaller block. Less intense than downtown, this frontage anticipates a gradual increase in pedestrian traffic over time. It provides improved pedestrian connectivity and transition to the adjacent neighborhoods. The photos illustrate the range of buildings that could be constructed under this frontage.

National chains can provide street-oriented buildings.

This frontage can accommodate large format, single use buildings or compact, mixed-use ones.
3. Townhouse/Small Apartment Frontage

(i) Illustrations and Intent

This frontage is to be used for those properties fronting a blue colored Street-Space on the Regulating Plan.

The Townhouse/Small Apartment frontage is of moderate intensity, often created by a series of smaller attached structures configured as single-family residential or stacked flats. This Building Form Standard has regular Street-Space entrances as frequently as eighteen (18) feet. The character and intensity of this frontage varies depending on the Street-Space and the location of the Required Building Line—the buildings may be placed up to the sidewalk with Stoops, or further back with small Dooryard gardens and/or Front Porches. Similar in scale to the townhouse and row house, a small apartment is of limited size and can also be used to transition from the more intense areas of the M-DT District to adjacent single-family neighborhoods. It is anticipated that the pedestrian activity along these frontages will vary considerably based on the time of day and week. This frontage accommodates office uses. The photos illustrate the range of buildings that could be constructed under the Townhouse/Small Apartment frontage.
FORM-BASED STANDARDS: FAQs

How tall can the buildings be?
FORM-BASED STANDARDS: FAQS

What is a “street wall”?
FORM-BASED STANDARDS: OTHER FAQS

• Does M-DT regulate architectural style?

• What’s the deal with “civic buildings”?

• Will other regulations still apply?
Key Objectives

• Integrate Subdivision and Zoning standards
• Modernize (less “old-fashioned”)
• Encourage Sustainable Development Practices
  – Avoidance of Sensitive Areas
  – Connectivity
SUBDIVISION STANDARDS (29-4.3)

New Standards

Avoidance of Sensitive Areas
- Land Analysis Map
- Subdivision/Re-subdivision requirements
- Adjustment of min. lot size (up to 25%)

Connectivity
- 800 ft. street length (max.)
- 300 ft. long cul-de-sacs (max.)
- 600 ft. block length (max.)
- Clarifies use of Connectivity Index
Key Objectives

- Update existing Parking Table and align with new Permitted Use Table
- Lower required off-street parking standards, if possible
- Align with C-2 interim ordinance
PARKING AND LOADING (29-4.4)

- Module shows current and proposed standards
- Few revisions to household living
- Simplifies and reduces some M-F requirements
- Generally, revises standards to be based on s.f. (e.g. not employees)
- Retail now at 1/300 s.f.
- Revises ADUs to 1 space regardless of bedrooms
- Generally exempts M-DT from off-street parking requirements
PARKING AND LOADING (29-4.4)

Parking Alternatives

Allows reduction in required off-street spaces

- Transit Incentives
- Shared Parking
- Credit for Public Parking

<table>
<thead>
<tr>
<th>Table 4.4-2: Shared Parking Reduction Factors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Use</td>
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<tr>
<td>---------------</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Public and Institutional</td>
</tr>
<tr>
<td>Food, Beverage, and Indoor Entertainment, Lodging or Religious Assembly</td>
</tr>
<tr>
<td>Retail Sales and Personal Services</td>
</tr>
<tr>
<td>Office &amp; Other Commercial</td>
</tr>
</tbody>
</table>
LANDSCAPING AND SCREENING (29-4.5)

Key Objectives

• Incorporate Chapter 12A (Land Preservation Act)

• Incorporate staff-suggested revisions to existing Sec. 29-25 (Screening and Landscaping)

• Distinguish
  – Lot frontage landscaping
  – Property edge buffering
  – Parking area landscaping

• Allow for administrative adjustment in M-DT

https://www.gocolumbiamo.com/ParksandRec/Parks_and_Facilities/stopthespread.php
LANDSCAPING AND SCREENING (29-4.5)

Street Trees (29-4.5(d))

Table 4.5-2: Transitional Screening and Buffering

<table>
<thead>
<tr>
<th>Use of Subject Property</th>
<th>Adjacent Zone District</th>
<th>Structure Type</th>
<th>Applicant’s Use</th>
<th>Single-Family</th>
<th>Multi-Family</th>
<th>Mixed-Use</th>
<th>Commercial</th>
<th>Industrial</th>
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</thead>
<tbody>
<tr>
<td>Single-Family</td>
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<td>1</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>3</td>
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<tr>
<td></td>
<td>Non-Residential</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>Residential</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Non-Residential</td>
<td>2</td>
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<td>1</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Mixed-Use</td>
<td>Vertical</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Horizontal</td>
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<td>1</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Commercial</td>
<td>1-3 Stories</td>
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<td>3</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>3+ Stories</td>
<td>4</td>
<td>2</td>
<td>4</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Industrial</td>
<td>--</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
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</tr>
</tbody>
</table>

Parking Area Landscaping (29-4.5(f))

Table 4.5-3: Tree Preservation Credits

<table>
<thead>
<tr>
<th>Caliper of Preserved Tree (in.)</th>
<th>Reduction in Number of Required Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Over 12 in. DBH</td>
<td>3</td>
</tr>
<tr>
<td>Over 8 in. to 12 in. DBH</td>
<td>2</td>
</tr>
<tr>
<td>5 in. to 8 in. DBH</td>
<td>1</td>
</tr>
</tbody>
</table>

Tree Preservation Credits (29-4.5(g)(2))

Property Edge Buffering (29-4.5(e)(2))
NEW Section

- Integrates development standards from Ch. 12A
  - Stormwater
  - Drainage
  - Erosion Control

- Carries most provisions forward

- Mostly reorganization and reformat revisions

- Relocates relevant definitions to Ch. 29-1

<table>
<thead>
<tr>
<th>Table 4.6-4: Stream Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use</strong></td>
</tr>
<tr>
<td>Storage and use of hazardous substances</td>
</tr>
<tr>
<td>Above- or below-ground petroleum storage facilities</td>
</tr>
<tr>
<td>Drain fields from on-site sewage disposal and treatment systems</td>
</tr>
<tr>
<td>Raised septic systems</td>
</tr>
<tr>
<td>Salvage yards or automobile recyclers</td>
</tr>
<tr>
<td>Confined animal feedlot operations</td>
</tr>
<tr>
<td>Tilled land (for crops)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 4.6-1: Required Stream Buffer Width</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Waterway Type</strong></td>
</tr>
<tr>
<td>Type I</td>
</tr>
<tr>
<td>Type II</td>
</tr>
<tr>
<td>Type III</td>
</tr>
</tbody>
</table>
EXTERIOR LIGHTING (29-4.7)

Key Objectives

• Carry forward current Sec. 29-30.1 (Outdoor lighting)
• Reorganize and reformat
• Focused substantive revisions:
  – Energy efficiency (nighttime use begins when it is dark)
  – Glare reduction (full cutoff fixtures)
  – Community safety (nighttime use)
• Relocate definitions to Chapter 29-1.

http://janabouc.files.wordpress.com/2012/09/20120929_kensington-street-lights.jpg
DESIGN STANDARDS AND GUIDELINES (29-4.8)

Objective: Encourage the quality and style of development desired without applying form-based controls to all lots and blocks and use-specific standards to all land uses.

New Section

- Generally applicable (except in M-DT and not for SF Homes)
- New Standards
  - Entries
  - Transparency (materials)
  - Wall Plane Articulation
  - Roof Shape
  - Canopies and Awnings
NEIGHBORHOOD PROTECTION STANDARDS (29-4.9)

New Section

- Applies to R-MF District and all lots in any zone district sharing a lot line with R-1 or R-2

- New Standards
  - Building Height
  - Screening and Buffering
  - Parking, Loading, and Circulation
  - Lighting Height

Objective: Address neighborhood concerns about preserving established single- and two-family neighborhoods from inappropriately scaled development within or adjacent to the neighborhood

SIGN STANDARDS (29-4.10)

Key Objectives

• Integrate Ch. 23 (Signs)
• Reorganize and reformat
  – Includes new residential, business, and M-DT sign tables (29-4.10(d))
  – Consolidates sign type regulations (29-4.10(e))
• Relocate definitions to Ch. 29-1
• Incorporate graphics
• Review, generally, for content-based standards
**NEW Section**

**Key Objectives**

Consolidate existing maintenance standards scattered throughout code:

- Landscaping
- Parking Area
- Sign
- Stormwater Management Facilities

**Incorporate Operating Standards**

- Glare, Noise, Odors
- Smoke, Vibration, Hazardous Materials
- Materials and Waste Handling
- Electromagnetic and Nuclear Radiation
- Nuisances

QUESTIONS?
NEXT STEPS

- **Module 3: Procedures and Enforcement**
  - Include all relevant feedback following Module 2 in Module 3 draft material
  - Release Public Draft February 2015

- **Code Testing**
  - Test select development scenarios
  - Summer 2015

- **Code Refinement**
  - Create Integrated Draft (considers Module 1 – 3 public comments)
  - Fall 2015
Questions & Discussion

For more information or comments please contact:

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& check out:
http://www.gocolumbiamo.com/community_development/planning/dev_code_project/index.php