SUMMARY OF MODULE 1: ZONE DISTRICTS AND PERMITTED USES

Introduction
Since January 2014, Clarion Associates and Ferrell Madden have been working with the city on a comprehensive update and integration of Chapters 29 (Zoning) and 25 (Subdivision) of its development code. Following two visits to Columbia to collect community input – one in January to introduce the project and conduct research and another in May to present a Detailed Outline for the new Development Code – we have prepared a draft of Module 1 of the new Code, which includes updated zone districts and permitted uses.

Module 1 is now complete and available for public review and comment on the city’s website:
http://www.gocolumbiamo.com/community_development/planning/dev_code_project/index.php

The Clarion team will return to Columbia at the beginning of August to present Module 1 and hear community reactions to that draft.

When: Tuesday, August 5 at 6:30
Where: City Council Chambers

If you cannot attend the August 5 public information session, but would like comment on this document or give additional input on any aspect of the Columbia Development Code Update, please contact:

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Code Drafting Approach
Because the new Code will contain many changes, it is challenging to review and digest at one time. To make this review more manageable, the drafting and review process has been dived into three instalments (Modules 1 – 3).

Module 1: Zone Districts and Permitted Uses (Complete and Ready for Public Review)
- This module presents the revised menu of zone districts available in Columbia (Chapter 29-2), and the uses allowed “by right”, or with ______ approval, in each district, as well as the use-specific standards that apply to those uses (Chapter 29-3).
Chapter 29-3 includes a modernized and simplified permitted use list to facilitate reinvestment in the city and reuse of existing properties. The use-specific controls in this module were drafted to ensure that this additional flexibility does not have harmful impacts on surrounding neighborhoods.

To demonstrate the graphic look of each new zone district, we have chosen to include tables showing the existing setbacks, building height, and lot width related to each zoning district, as well as axonometric drawings of these standards, in Module 1, even though these standards will be revisited in Module 2.

**Module 2: Form & Development Standards (Scheduled for Public Review in October 2014)**

- Chapter 29-4 (Form and Development Controls), to be drafted in Module 2, will include the detailed form-based and traditional zoning controls that will address the look and feel of new development and redevelopment (e.g., landscaping, parking, building design) in Columbia.
- The majority of the drafting for the new M-DT district (which will replace the current C-2 district) – including the form-based development standards – will occur in Module 2.

**Module 3: Procedures and Enforcement (Scheduled for Public Review in January 2015)**

- New Chapters 29-1 (General Provisions) and 29-5 (Procedures and Enforcement) will be drafted in Module 3.
- Module 3 will include development review and approval procedures to promote faster, more efficient, and more predictable decision-making under the new Code. This will promote both economic competitiveness and more efficient use of staff resources.

**Module 1: Key Changes**

**Key components of Module 1 include:**

- Consolidating 25 existing zoning districts into 18 updated zoning districts (Table 29-1, p. 31).
- Replacing C-2 with a Mixed Use - Downtown (M-DT) form-based district (Sec. 29-2.2(b)(4)), although the form-based development standards will appear in Module 2.
- Replacing four existing Planned Districts (PUD, O-P, C-P, and M-P) with a single Planned Development District (PD).
- Consolidating and reclassifying existing land uses into simpler and broader land uses.

**Consolidation of Existing Zoning Districts (Table 29-1)**

Table 29-1 shows the zoning district consolidations and conversions taking place in the new Code. Later in this process, these renamed and consolidated zoning districts will be reflected on the Zoning Map. Because we are proposing to change zoning district names (and standards), but not zoning...
district boundaries, these revisions can be made through a zoning map text amendment process that will be addressed in Module 3. The conversion process for planned districts is discussed below.

**New M-DT Mixed Use – Downtown Form District**

Ferrell-Madden, the team’s form-based sub-consultant, is drafting the new M-DT District, which will replace the existing C-2 District. This district is intended to encourage investment and reinvestment in downtown Columbia that reinforces the existing diverse, high-quality, and pedestrian-oriented street environment, while providing better protection for some of the residential neighborhoods surrounding downtown.

M-DT (like all the other districts) is being drafted in two stages — Module 1 addresses the district’s flexible use provisions and Module 2 will define the detailed form-based controls.

**Module 1 includes:**
- M-DT’s purpose statement
- Photo examples of intended M-DT development
- M-DT’s flexible uses

Looking at the Permitted Use Table, you will notice that M-DT allows nearly all land uses, except for low density residential and heavier industrial uses. To continue to foster high-quality, mixed-use development downtown and promote healthy economic growth, this flexible menu of uses is just as important as the detailed form-based controls being developed in Module 2. Those form-based standards will include detailed and varied form and place-making elements for buildings along different downtown streets. Module 2 will also provide a “Regulating Plan” showing which form-based controls apply to different portions of downtown and how they apply.

**Module 2 M-DT Form-Based Elements will likely include:**

**Height:**
- Number of stories (min/max)
- Individual story height – ground and upper stories
- Floor-to-floor and/or clear height

**Siting:**
- Required building line: min percentage build-to
- Max percentage of lot coverage/min required private open area (at or above grade)
- Max continuous façade length

**Design:**
- Fenestration requirements
- Functioning doors/entrances
- Blank wall limits

*See Module 1 for an expanded list of potential M-DT form-based elements.*

**New PD Planned Development District**
During our team’s first visit to Columbia, we heard and saw that planned districts are overused. This is a challenging zoning practice to sustain over time because planned developments are time-consuming to draft, negotiate, adopt, and administer.

The current Code includes four planned districts (PUD, O-P, C-P, and M-P), each with its own procedures and standards, although those standards can be, and often are, altered during the rezoning process. Module 1 presents a single PD District to replace the four existing districts, with a simpler and uniform planned district approach. Like the existing districts, the intent of this single PD District is to allow for design innovation and flexibility, creative mixes of complementary uses, and smart growth practices that may not be attainable under the standard menu of zoning districts.

A uniform and clarified procedure for review and approval of new PD rezoning applications will be included in Module 3. However, there will be no rezoning of existing PUD, O-P, C-P, and M-P districts approved before this new Code is adopted. All of these existing districts will continue to be governed by the terms of those zoning districts originally negotiated with the city and the specific rezoning ordinances creating those districts (which will remain on file at the Community Development Department).

**Permitted Use Table**

The heart of Chapter 29-3 is a Permitted Use Table that consolidates and reorganizes the long lists of permitted, conditional, accessory, and temporary uses in each zoning district section, into broader, more user-friendly categories, in one location.

For example, the following EIGHT “outdoor recreation/entertainment-type” land use categories have been consolidated into ONE “Outdoor Recreation or Entertainment” category:

- Amusement Parks, Commercial Baseball or Other Athletic Fields, Race Tracks, or Fairgrounds
- Commercial Picnic Grounds and Fishing Lakes
- Commercial Stables
- Outdoor Stage and Concert Facilities
- Gun Clubs and Skeet, Trap, or Target Ranges
- Commercial Swimming Pools
- Miniature Golf Courses and Driving Ranges
- Private Golf Courses and Country Clubs

To further understand the consolidation of existing land use categories to new land use categories and identify new land use categories (e.g., Co-Housing Project Dwelling, Farmer’s Market, and Urban Agriculture) introduced in Chapter 29-3, please review the Columbia Permitted Use Consolidations Table posted separately on the project web site. Finally, Chapter 29-3 collects the use-specific standards scattered throughout the existing ordinances and presents them, along with some new use-specific standards, for certain land uses in the Permitted Use Table, in Subsection 29-3.3.
The following is an example of a use-specific standard for a One-family Attached Dwelling, intended to keep the scale of these types of structures consistent with the surrounding community:

*The structure containing this use is limited to no more than two contiguous attached dwellings in the R-1 zone district, no more than four contiguous attached dwellings in the R-2 zone district, and no more than six contiguous attached dwellings in the R-M zone district.*

**Next Steps**

**Short-term**

- Record community feedback and Staff direction on Module 1 for inclusion when Modules 1, 2, and 3 are integrated into a complete new Development Code.
- Draft Module 2 -- including all relevant feedback received to-date.
- Release Public Draft of Module 2 -- scheduled for October 2014.

**Long-term:**

- Release Incorporated Draft of all three modules -- scheduled for summer 2015.
- Test Incorporated Draft -- use draft to evaluate a typical development in Columbia.
- Revise Adoption Draft -- based on testing and any additional staff and public comments.
- Revise Zoning Map -- text amendment showing the renamed and consolidated districts.
- Adopt New Code and Zoning Map