

Introduced by Treece
 First Reading 6-21-21 Second Reading 7-6-21
 Ordinance No. 024680 Council Bill No. B 191-21

AN ORDINANCE

amending Chapter 29 of the City Code to establish regulations for an accessory commercial kitchen; 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. 29-1.11. Definitions and rules of construction.

(a) *Definitions—General.* For the purpose of this chapter 29, the following words and terms are defined to mean the following:

...

Access. The place, means or way by which pedestrians, bicyclists and/or vehicles have ingress and egress to a property or use. A private access is an access not in public ownership or control by means of deed, dedication or public easement.

Accessory commercial kitchen. A commercial, accessory use in which community-serving facilities lease out space where food or drink is prepared for sale or service at an off-site location by a separate food establishment such as a food truck or caterer. Examples of community-serving facilities that may function as a kitchen include religious institutions, schools, and day-care facilities. "Food establishments" are defined in the City of Columbia, Missouri, Food Code.

...

Sec. 29-3.2. Permitted use table.

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE														
P=Permitted use C=Conditional use A=Accessory use														
CA=Conditional Accessory use T=Temporary use														
Zoning District	Residential				Mixed Use					Special Purpose				Use-Specific Standards, in Section 29-3.3
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD	
LAND USE CATEGORY														
...														
ACCESSORY USES														
...														
Office														
Accessory/Commercial Kitchen	A	A	A	A										ss
Accessory Dwelling Units	C	A	A											(gg)
Backyard or Rooftop Garden	A	A	A	A	A	A	A	A	A		A			(hh)
Communication Antenna or Tower as an Accessory Use	See section 29-3.3(n)													(n)
Customary Accessory Uses and Related Structures	A	A	A	A	A	A	A	A	A	A	A	A		(ii)
Drive-Up Facility					CA	CA	A	CA	A	A				(jj)
Home Occupation	A	A	A	A	A	A	A	A	A		A			(kk)
Home Occupation with Non-Resident Employees	CA	CA	CA	CA										(ll)
Outdoor Storage in Residential Districts	A	A	A	A										(mm)
Wind Energy Conversion System (WECS) as a Principal Use	See section 29-3.3(o)													(o)
...														

Sec. 29-3.3. Use-specific standards.

All uses for which the permitted use table in section 29-3.2 shows use-specific standard(s) shall comply with the applicable standard(s) in this section. In addition, all development shall comply with all other applicable provisions of this chapter.

...

(rr) *Primary use of land and buildings: Retail, general.* This use is subject to the following additional standards:

...

(ss) *Accessory and temporary uses of land and buildings: Accessory commercial kitchen.*

(1) The food establishment shall not conduct direct sales on the premises. Food and drinks must be sold or served at an off-site location.

(2) Hours of operation shall be limited to not earlier than 6:00 a.m. or later than 10:00 p.m. daily.

(a) Accessory commercial kitchens within day-care centers shall not operate during the daycare's hours of operation.

(3) Parking

(a) The use shall be permitted only if the parking requirements of the primary use are sufficient as referenced by section 29-4.3.

(b) There shall be no additional parking required to accommodate the use.

(4) In R-1 and R-2 districts:

(a) For sites taking access from local residential streets, the use may not occupy more than five percent (5%) of the gross floor area of the building in which the use is occupied.

(b) For sites taking access from other streets, the use may not occupy more than ten percent (10%) of the gross floor area of the building in which the use is located or a total of five hundred (500) square feet, whichever is greater.

(5) In R-MF and R-MH districts, the use may not occupy more than ten percent (10%) of the gross floor area of the building in which the use is located or a total of five hundred (500) square feet, whichever is greater.

(6) These standards shall not supersede the requirements and regulations set forth by the Department of Public Health and Human Services.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this 6th day of July, 2021.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor