



The Columbia Municipal Planning Commission and Columbia City Council will hold a Study session on Wednesday, May 1, 2024 at 4:00 PM in Council Chambers in the basement of City Hall, 700 N. Garden Street. Items for discussion will include the following:

I. Organization

1. Call to Order
2. Welcome

II. Discussion Items

1. Request from Development Services for Zoning Ordinance 4400 review of standards pertaining to Article 4, Bulk & Design, and various related changes throughout the Code.
2. Request from Development Services for Zoning Ordinance 4400 review of Administration, Procedures and Enforcement in Article 8 and Definitions in Article 9 along with various related changes in the Code.

III. Adjournment

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting. The [2024 Meeting Schedule](#) can be found on the [City of Columbia Municipal Planning Commission webpage](#). The City's Comprehensive Plan, [Connect Columbia](#) can be found on the [Planning & Zoning webpage](#). For other questions, please contact the Department of Development Services at 931-560-1560.

Recent Issues

Articles 4 & 5 of Zoning Ordinance

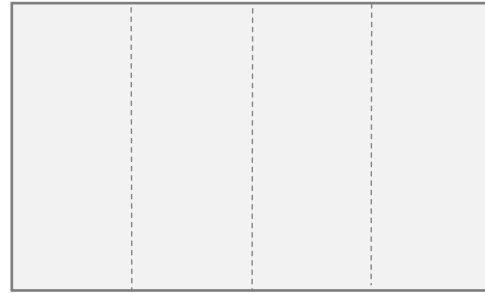
CD-4 Issues – General Urban

- The CD-4 General Urban Character District implements the CCUV future land use classification.
- The district accommodates a wide range of structure types and uses at 12 du/ac.
- CD-3 to CD-4 rezonings may encourage allow intensity/structure types that the CMPC finds to be incompatible.
- Options:
 - Limit townhomes to parcels greater than a given size.
 - Adjust other standards to incentivize the creation of smaller-lot detached single family.

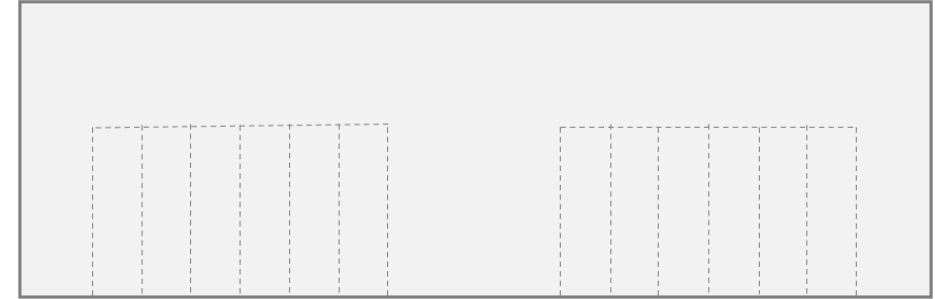
CD-4 Issues – General Urban



CCUV
CD-3
Existing Lots
± 0.55 ac
≥ 200' combined frontage



CCUV
CD-4
SFD Lots
± 0.55 ac
50' frontage each



CCUV
CD-4
Townhome Site
370' of frontage
> 1.0 ac

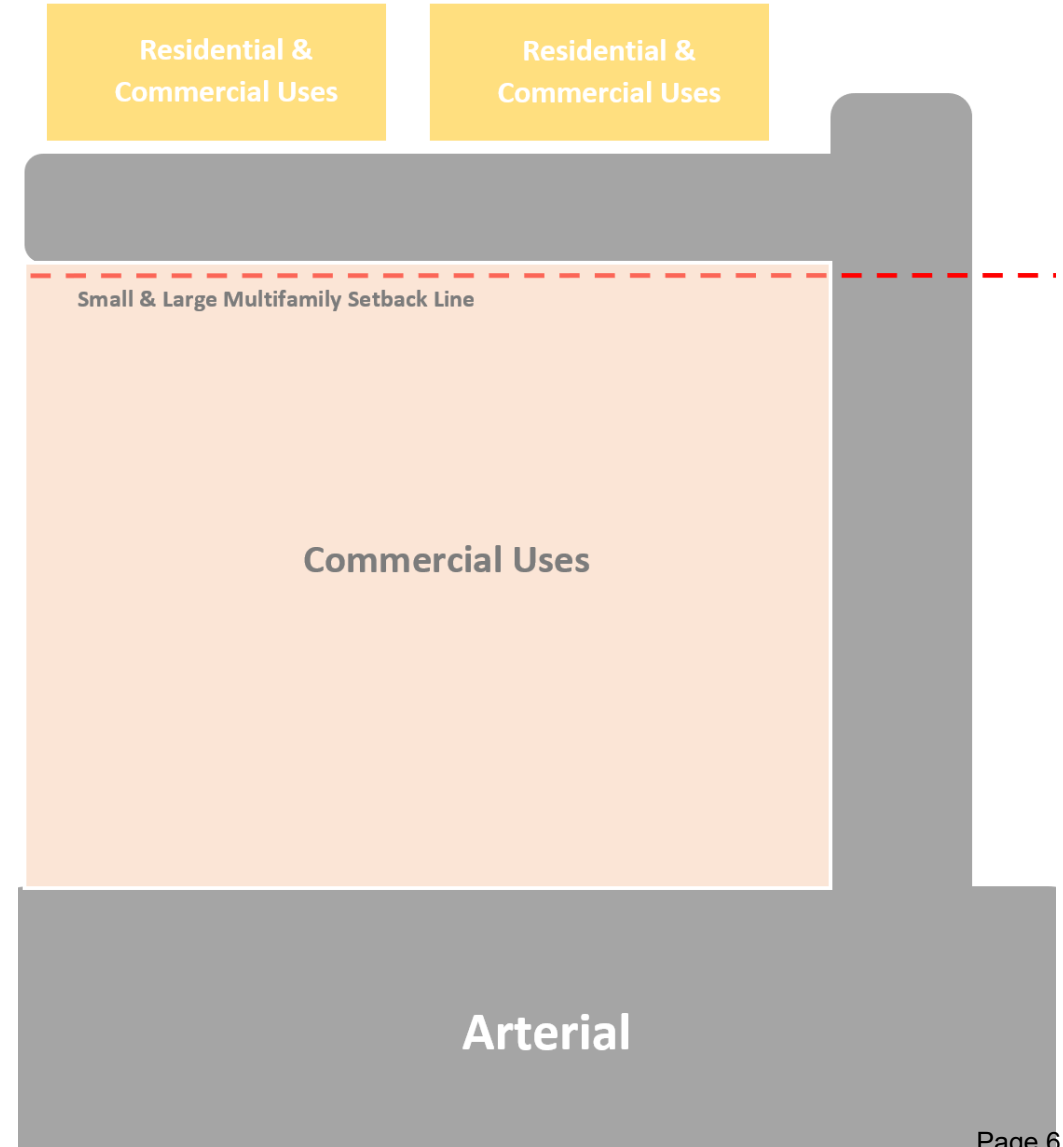
- Possible solution: require a minimum area to develop Townhomes/Multifamily within CD-4.
 - Otherwise maintain frontage-based lot standards.
 - Maintain mix of structure types and uses.
 - This solution allows the gradual process of CUV implementation to continue with compatible uses and lots.
 - Where an applicant can assemble sufficient land, opportunities remain for high-quality infill development of attached housing/non-residential uses.

CD-4C Issues – General Urban Corridor

- The CD-4C General Urban Corridor Character District implements CCUV and CN along arterial roadways.
- CD-4C creates commercial corridors.
- The district accommodates a wide range of uses and structure types, including multifamily.
- Owners or key properties most suitable for commercial may have short-term incentives to develop residential uses.

CD-4C Issues – General Urban Corridor

- Possible solution:
 - Require a 300' separation from arterial roadways within CD-4C for Small Multifamily and Large Multifamily structures.
 - OR Prohibit ground level residential uses.
 - Ensures most appropriate parcels are retained for commercial uses serving the community.



Examples

Articles 4 & 5 of Zoning Ordinance



LC Community Mt. Juliet

Townhomes
Apartments
Restaurant



Primary Material
Transition in
second layer at
articulation

Parking in 3rd layer

Main Entrance in
Facade

Façade
Articulation

Enfronting
Thoroughfare

Public Frontage

Windows Not 5'
above grade

Shutter non-
functional





Block Formation

Thoroughfare Assembly

Civic Space

Layering (parking/refuse etc)

Frontage Elements

Block Formation

Thoroughfare Assembly

Civic Space

Layering (parking/refuse etc)

Frontage Elements

Enfronting Thoroughfare

Blocks & Building Sites
Layers

Civic
Space

Façade Articulation & Variety?

Table 4.3.1-D 9 (p.80)

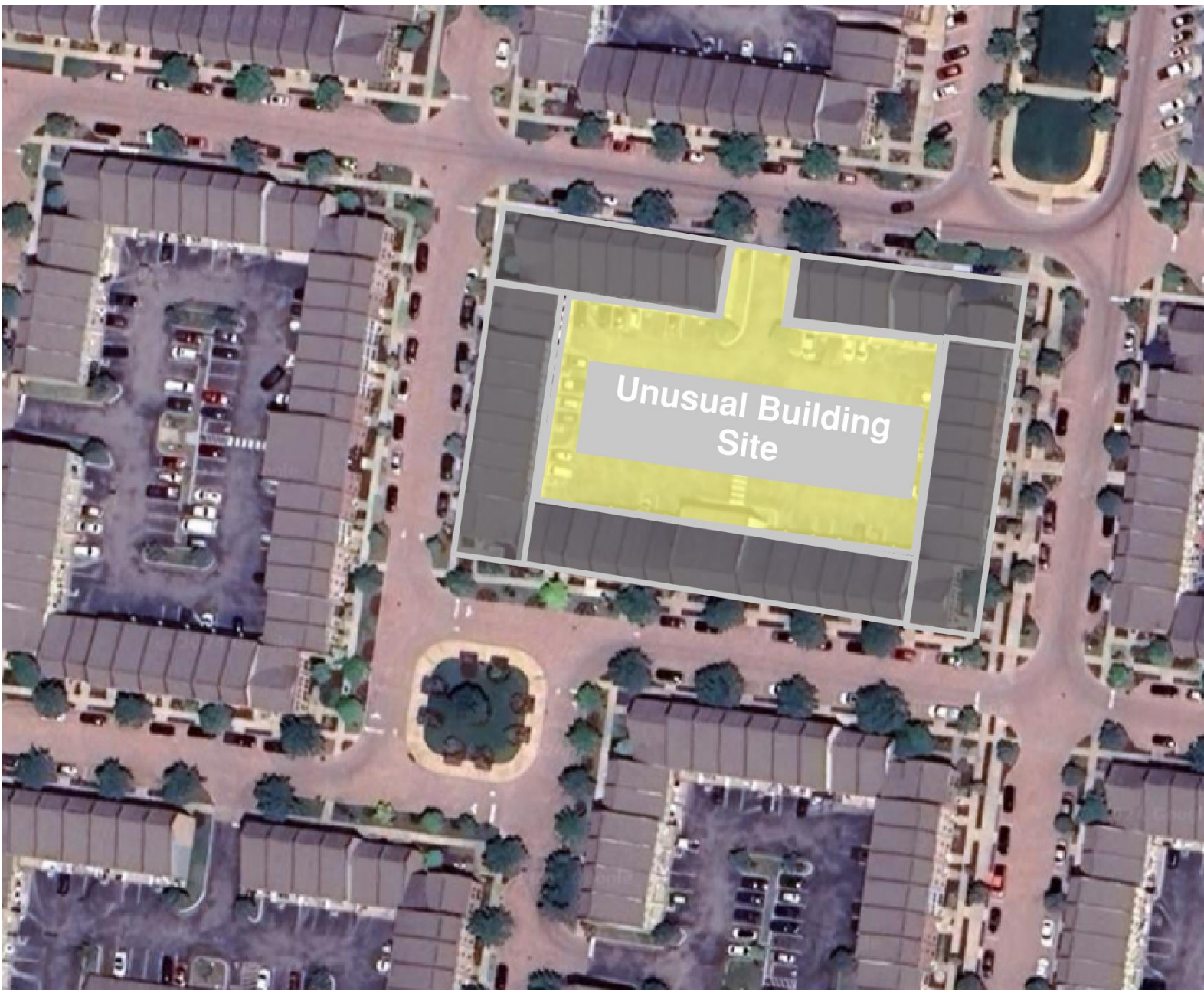
Staff Rec: “..may be adjacent to the same
façade.”

Is a Square or similar Civic Space a
through-lot?

§4.3.3.D

Table 5.3.3-B

Staff Rec: “.. Through Lots and Building Sites are
prohibited except for Civic Spaces, common
areas, and amenities shown on a major site
development plan.”



Block Formation

Thoroughfare Assembly

Civic Space

Layering (parking/refuse etc)

Frontage Elements

Other Issues

Table(s) 4.3.1-A-U

Staff recommendation: Adjust width and enfrontment standards to provide for Civic Space, parking areas, and special-purpose lots & building sites shown on an SDP and part of a Development Parcel to be determined by Planning Commission based on site conditions.

Murfreesboro Infill Townhomes

Two Examples







Enfronting Thoroughfare

Parking in 3rd layer

Interior Units enfronting parking area

Low-Standard Civic Space (enfrontment)

Parking & Other Site Elements Location

Table 5.3.3-B
Table(s) 4.3.1-A-U
§9.3
§4.3.15









Infill Mixed-Use & Retail



The Boulevard Murfreesboro

Townhomes
Restaurants/Retail
Parking
Historic Homes

Primary Material
Transition in second layer at
articulation

Parking in 3rd layer

Main Entrance in Facade

Façade Articulation

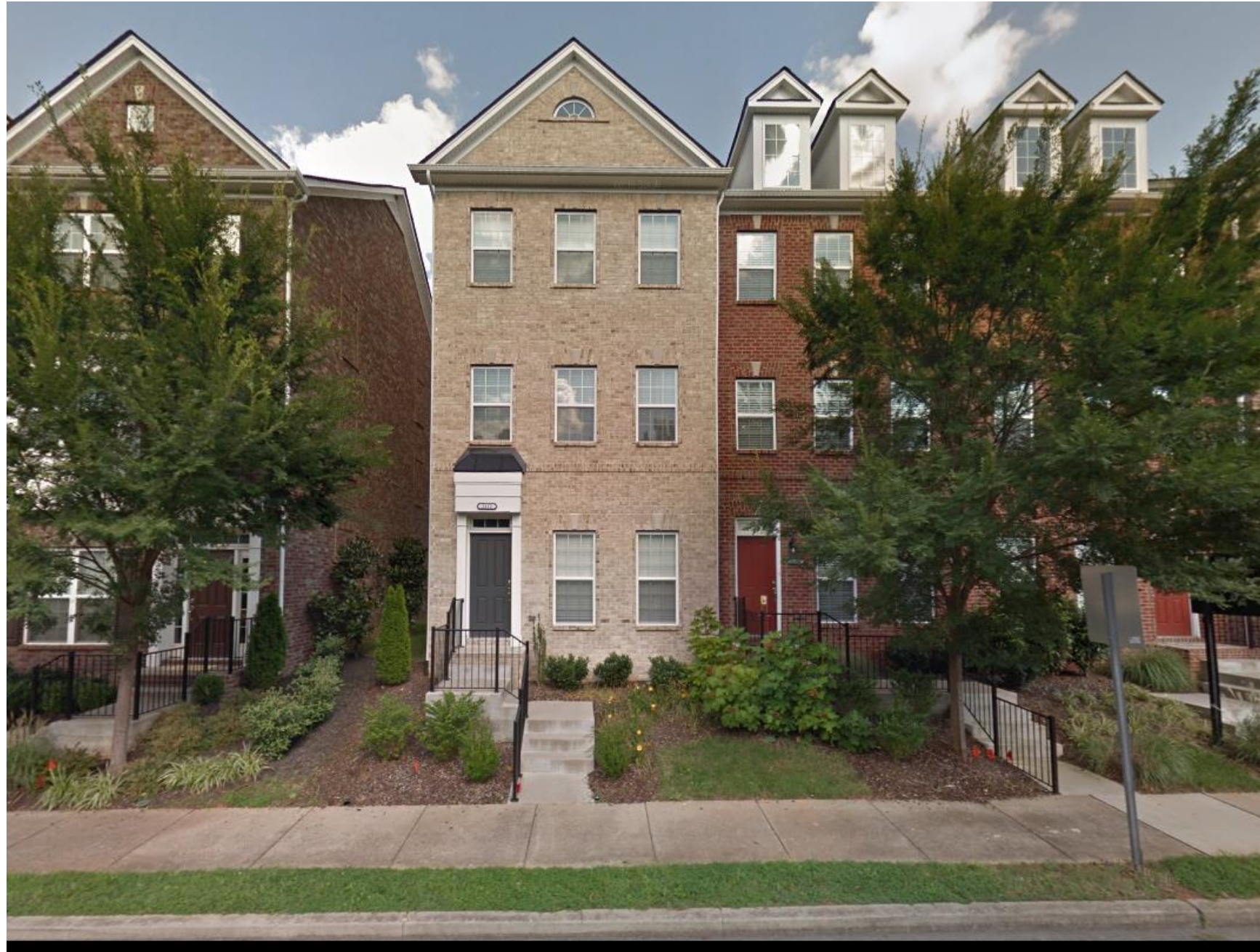
Enfronting Thoroughfare

Public Frontage

Windows 5' above grade?

Should this structure type enfront
an arterial?

§4.3.1



Mix of Uses

Layering/Enfrontment

Parking Lot as Principal Use

Façade Articulation

Public Frontage

Massing

Buffering Established Homes





Two Story
Minimum?

Private Frontage
Sidewalk Width?

\$4.3.1

\$5.2.2



Parking as a
principal use
on its own
building site
with
screening.



Compatibility?

What is
adequate
screening
between
established
uses and infill
development?

§4.3.11

§5.8

General Topics

Articles 4 & 5 of Zoning Ordinance

Building Type Frontage Mix §5.1.10

Net Site Area Principal Use §5.1.11

Building Type Table 4.3.8.B

Related Definitions §9.3

- Staff recommendation:
 - Remove “Live/Work” from permissible non-residential building types.
- Staff recommendation:
 - Update the Mixed Use Building type definition to prescribe ground-level non-residential uses for the full length of all facades (or entire ground level).
 - Limit residential accessory uses (e.g. leasing offices) to 50% of building façade.

MIXED USE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS

An isometric line drawing of a two-story building. The ground floor features large display windows and entrances, typical of retail or commercial use. The upper floor has several rectangular windows, suggesting residential or office space. The building is situated on a street corner, with a sidewalk and street lines indicated.

Permitted Districts

CD-4

CD-4C

CD-5

CD-5C

SD-LI

PUD-MU

General Description

A typically attached Principal Building, which provides a vertical and/or horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan, Accommodations / Lodging, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.

Lot / Building Site

Width	Per District	Lot/Building	Site Width
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Number of Units

Units per Building	2 min., which must accommodate different Principal Uses
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Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery¹	P
Shopfront	P	Arcade¹	P

Allowed Private Frontages (continued)

¹May only be used in conjunction with a Shopfront or Officefront Frontage type.

Building Size and Massing

Height

2 Stories min; 3 Stories max. in CD-4; 5 Stories max. in CD-5 per district height standards Table 4.3.1

Width

Per District Lot/Building Site Width and Yard / Side Setback Standards

Pedestrian Access

Ground Floor Units	Principal Frontage
Upper Floors Units	Principal or Secondary Frontage
Upper floors units must be accessed by a common entry	

Vehicle Access and Parking

Parking may be accessed from an Alley or from a Thoroughfare or Internal Drive at a Frontage

LEGEND

The following notations are utilized in this table.

P Permitted

: Town Planning & Urban Design Collaborative LLC

CITY OF COLUMBIA, TENNESSEE | TITLE 14, CHAPTER 2 ZONING

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Velocity by Bristol - Nashville



LC Community – Mt. Juliet



LC Community – Murfreesboro



Lennox Village – Antioch

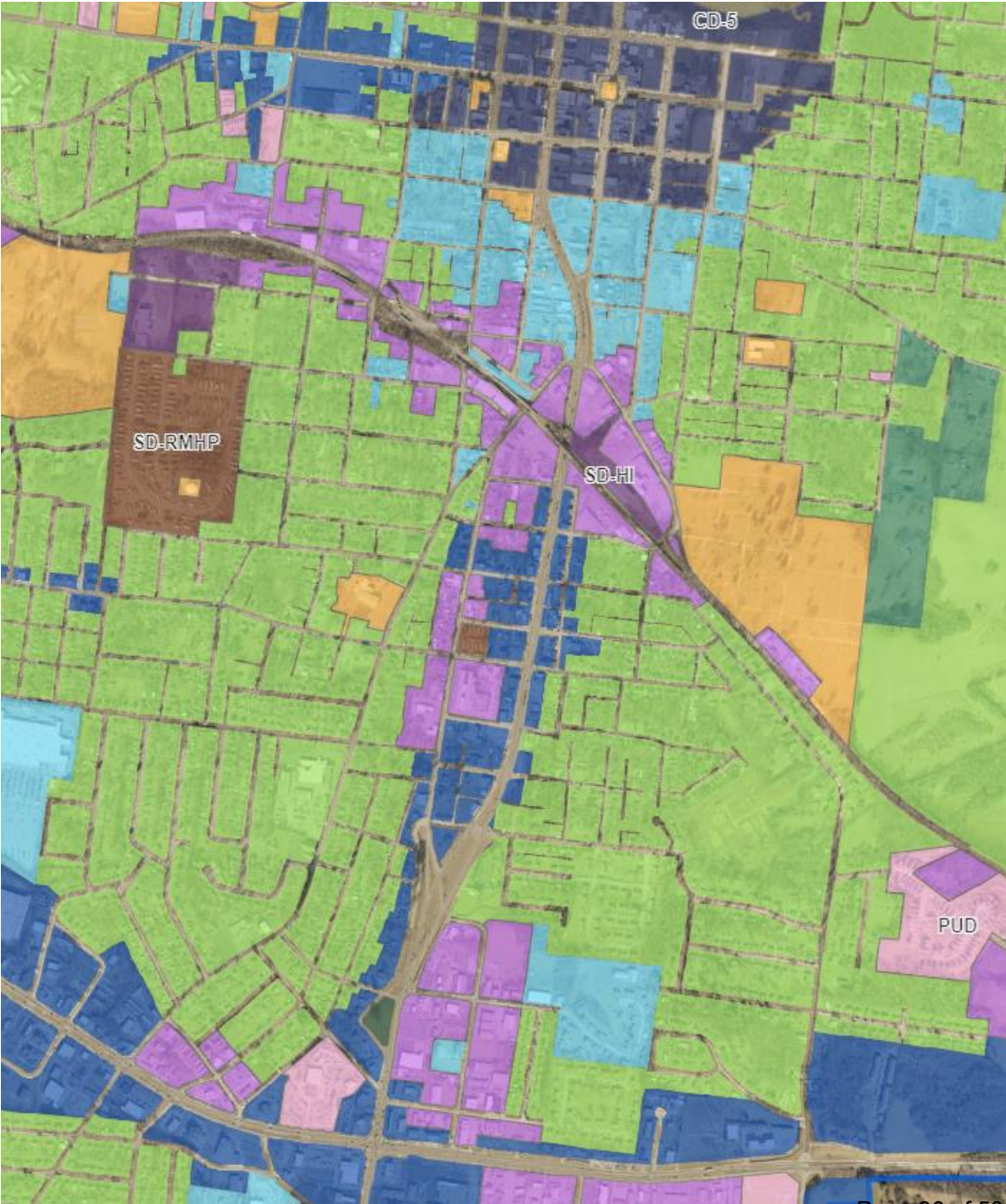
Parcel Buffer §4.3.11 Table 4.3.11.H-1

Project Buffers §5.2.4

- Landscape buffers soften the impacts of proximate incompatible uses.
 - Parcel buffers are based on
 - The **zoning** of the subject property AND
 - The actual **use** of the adjacent property.
- Project buffers are based on
 - The zoning of the subject property AND
 - The zoning of the adjacent properties.
 - Provisions at §5.8.14 for Zoning Administrator to approve hardship relief.

TABLE 4.3.11.H.-1 LOT/BUILDING SITE/PARCEL
BUFFER

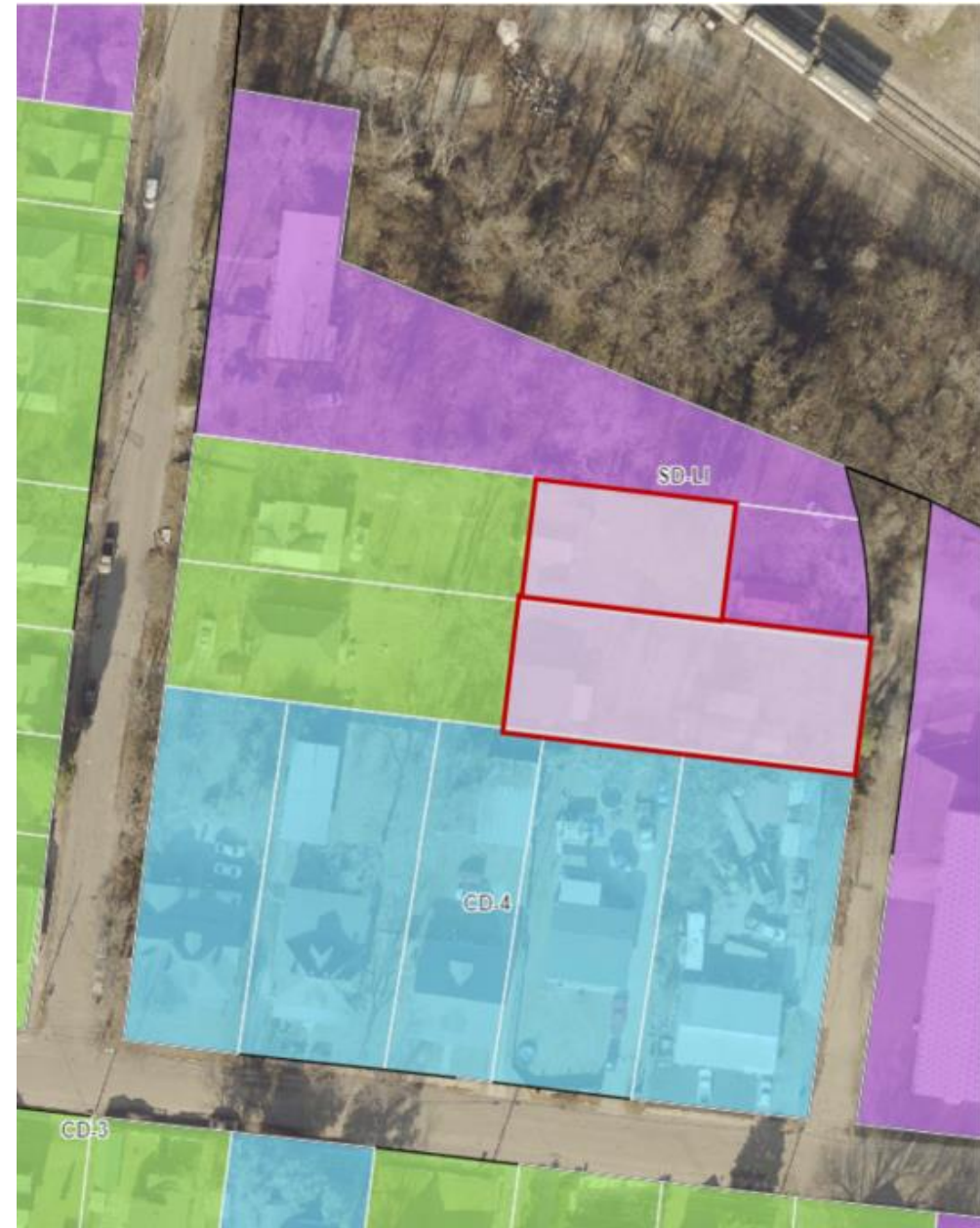
District of New Dev/ Structure	Buffer Depth	Buffer Design
CD-4C	25 ft.	Min. 90% opacity 3 ft. from ground and up; Evergreen plants > 2.5 in. caliper measured 3 ft from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft. o.c.
CD-5C	25 ft.	Same
PUD-R or PUD-MU	75 ft.	Same
SD-MHP	50 ft.	Same
SD-INT, SD-LI, or SD-HI	100 ft.	Same





Smaller SD-LI
properties are
consumed by the
Parcel Buffer under
current zoning

Inducement to rezone
into implementing
(CD-4) zone?



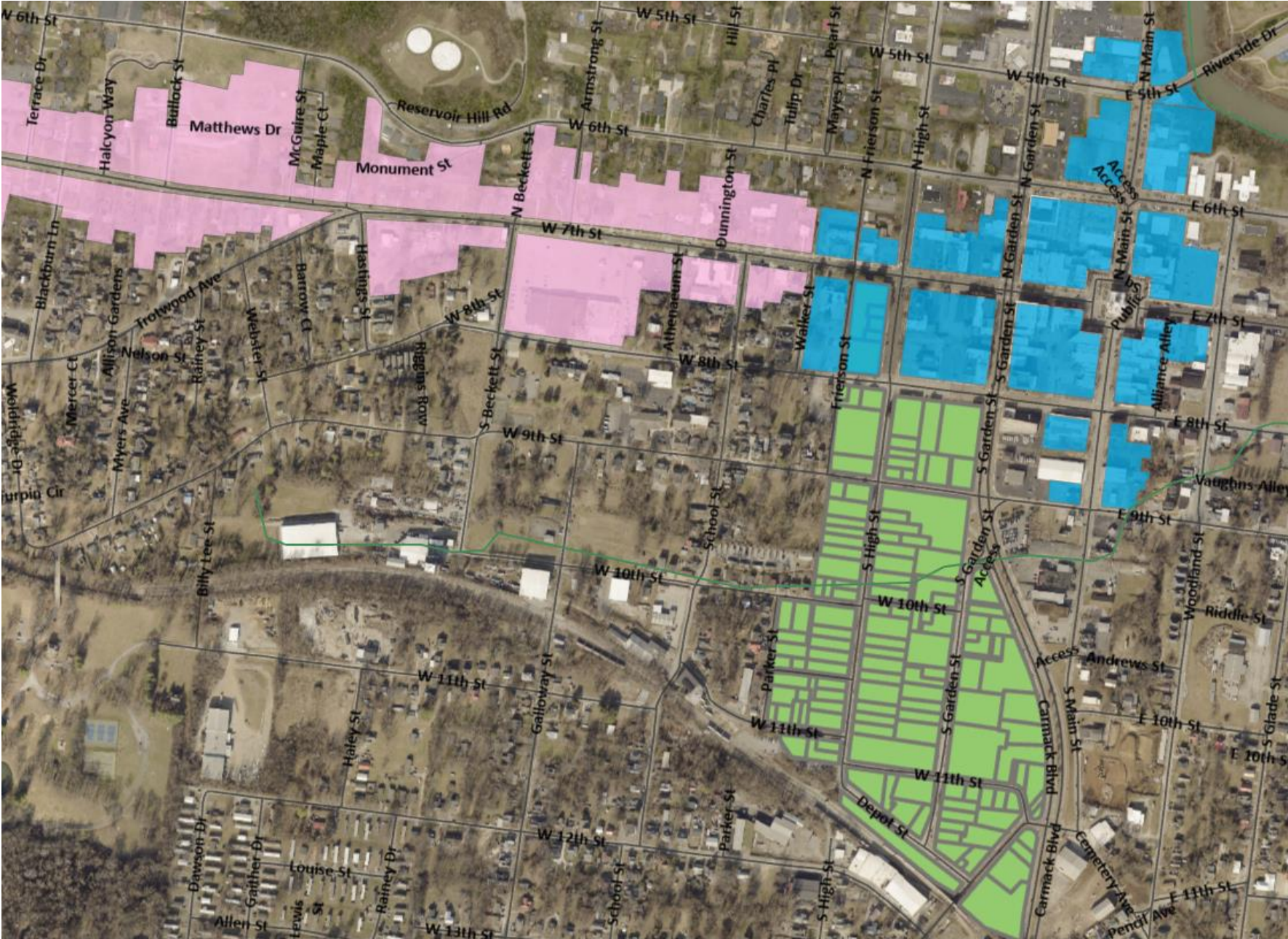
Parcel Buffer §4.3.11 Table 4.3.11.H-1

Project Buffers §5.2.4

- Options
 - Determine the parcel buffer based on size of subject property.
 - Establish parcel buffer based on the proposed use/structure type on the property.
 - Authorize the Zoning Administrator to reduce the buffer where
 - 1) proposed uses are not incompatible;
 - 2) deleterious impacts are mitigated by another means; or
 - 3) The site conditions render the buffer ineffective.
 - Appealable to Planning Commission.

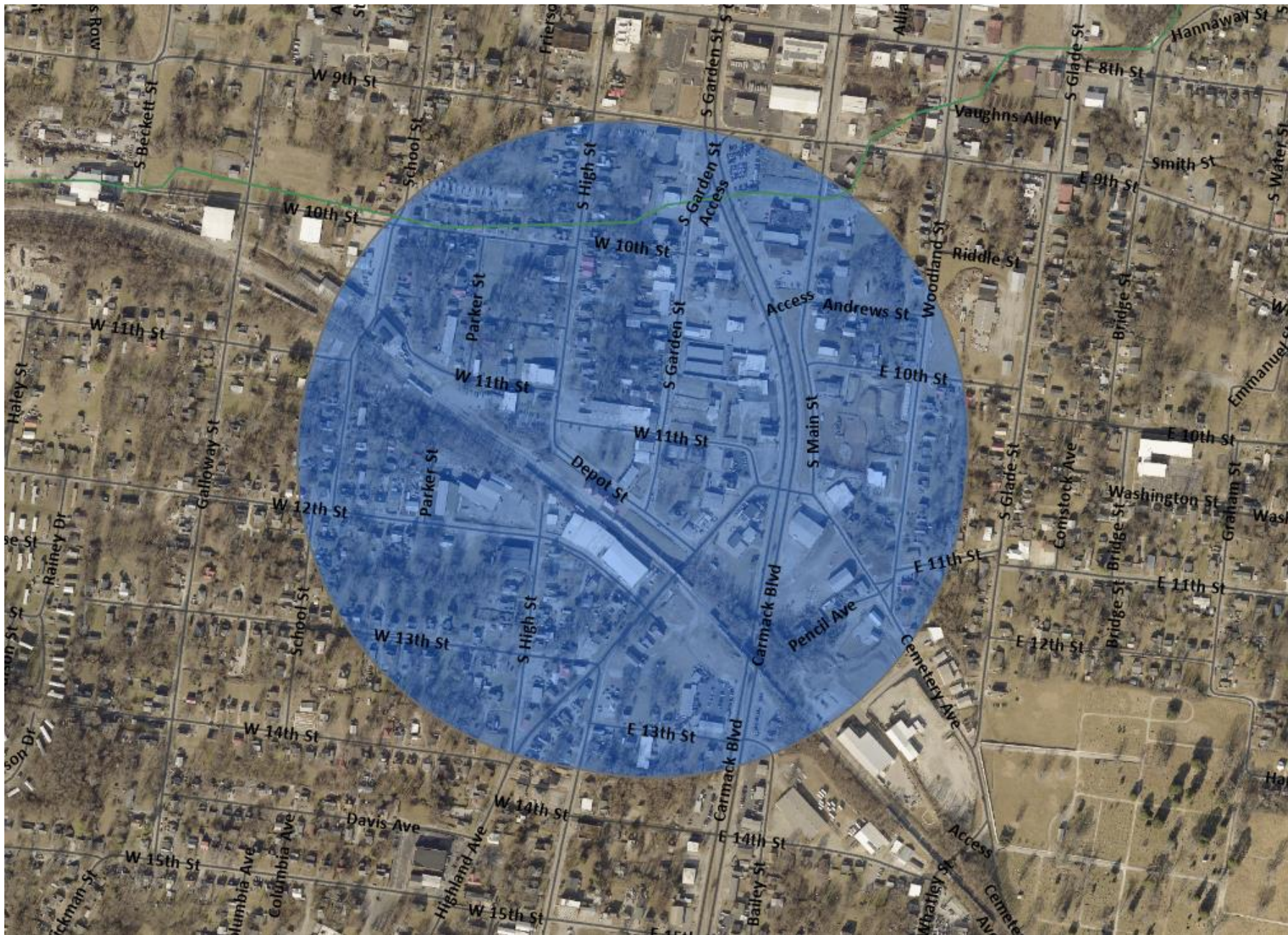
Automobile Parking §4.3.12

- Within **CD-5, the Arts District Overlay, the West 7th Historic District, and Downtown Commercial Historic District**
 - Staff recommendations:
 - A change of use from one non-residential use to another non-residential use shall not require additional parking.
 - When a building is torn down and a new building is constructed, or the area of the structure is expanded, parking shall comply with the standards of this section for the entire square footage of the building.
 - For new construction, the Zoning Administrator may approve counting all **public** and **on-street spaces** within **1,320 ft.**
 - Additional possibilities:
 - Expansion of less than 1,000 of an existing building shall not require additional parking, provided existing parking may not be eliminated or reduced.
 - Establishing a new non-residential use in an existing building shall not require additional parking (i.e. residential conversion).
 - Allow ZA to established alternative ratio based on the number of users sharing available spaces and the variable peak demand of all users in the area





0.25 mile radius from City Hall



0.25 mile radius from 11th & Garden in Arts District

Automobile Parking §4.3.12

- Parking Location
 - Staff recommendations:
 - Change “on the same or adjacent block by easement or agreement” to “within 1,320 ft by easement or agreement, provided a continuous sidewalk connect exists.”
 - Add more specific standards for a shared parking agreement.
 - Change “All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site” to “ All on-street spaces abutting the frontage line.”

TABLE 4.3.12.B-2 (SHARED PARKING FACTOR)

USE	with		USE
Residential/ Dwelling			Residential/ Dwelling
Lodging			Lodging
Office		1	Office
Retail/Personal Service/Artisan	1.4	1.1	1.4
	1.2	1.7	1.2
	1.3	1	1.3
	1.2	1.2	
	1		

Automobile Parking §4.3.12

- Shared Parking Factor 4.3.12

- Staff Recommendation:

- Revise: “For purposes of this Section 4.3.12.B, the number of Parking spaces available to a Lot or Building Site may be reduced, at the election of the Applicant, by dividing the number of spaces of Parking required to be available to the Lot or Building Site for each principal use by the applicable Shared Parking Factor. The Zoning Administrator may assign an appropriate factor to uses not listed.”

Bicycle Parking §4.3.13

- Parking
 - Currently required for multifamily, commercial, retail, professional and service uses.
 - No standards regarding dimensions, placement, appearance.
 - Staff recommendation:
 - Provide typical standard for bicycle parking.
 - Adopt standards:
 - Bicycle parking shall be provided using bicycle racks, bicycle lockers, restricted access bicycle enclosures, or similar secured facilities.
 - Bicycle racks shall be securely anchored.
 - An aisle providing access to bicycle parking areas shall clear maneuverable access without limiting use of any sidewalk. Access aisles must be at least 4-feet wide.
 - Bicycle parking areas may be located in any layer and should be accessible from the main entrance by a continuous sidewalk connection.
 - Bicycle parking areas shall be separated from vehicle parking and circulation areas.

Bikeways §5.2.4

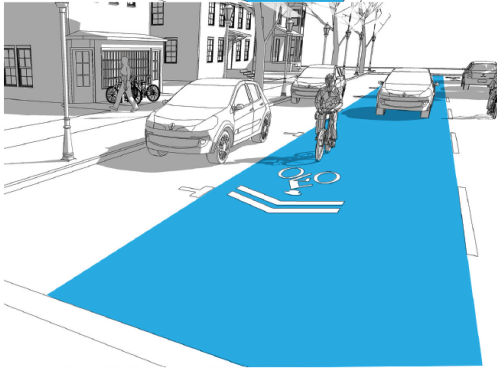


Illustration is provided for illustrative purposes only.

Permitted Districts

CD-2	CD-3L	CD-3	CD-4	CD-4C	CD-5
CD-5C	SD-int	SD-LI	SD-HI		
PUD-R	PUD-MU				

Riding Surface Width	Same as Vehicular Lane
Buffer	N/A
Movement	With Traffic
Intersection Detailing	Signed, signalized
Bicycle Parking	Opportunistic, rack, Bicycle Shelter

- **Bikeways**
 - Currently required for developments of 80 acres or more.
 - Shared use lane only option utilized to date.
- Questions:
 - Should bikeways be required in developments of less than 80 acres (i.e. all residential subdivisions)?
 - Should bikeway types other than shared use lane be required/encouraged?
 - Should the Ordinance include standards for frequency appearance of “sharrows”?
 - Should bikeways be designed for future connections and network formation like Throughfares and Internal Drives, not just throughout the development?

Civic Spaces §5.3

- All Development Parcels must have 5% - 20% Civic Space.
- Developments ≥ 20 ac
 - Must provide Civic Space within each 800' pedestrian shed.
 - Must provide playgrounds within 800' or 1300' of each residential lot.
 - Civic Spaces must have 50% perimeter enfrontment on Thoroughfare or Internal Drive (except Playgrounds and Community Gardens).
- Some Civic Space standards are ambiguous.

Civic Spaces §5.3

- Staff recommendation:
 - Eliminate or reduce the 50% enfrontment requirement.
 - Explicitly permit Civic Spaces to be through lots.
 - Adjust/correct permitted districts for each Civic Space type.
 - Provide specific direction on typical facilities.
- Other questions
 - Spacing of playgrounds?
 - Does CMPC/CC want to limit non-Civic Space open spaces?
 - Should the 20% maximum be adjusted?
 - How to treat Natural Areas?

Alternative Compliance for Development Standard

- Establish a process similar to recently adopted alternative compliance for standards.
- Clearly distinguishes alternatives which are part of development review from hardships which warrant Variance from bulk standards.
- Planning Commission is decision-making authority.
- Requested and reviewed as part of the Site Development Plan approval process.
- Staff provides analysis, no ZA decision-making authority.

Alternative Compliance for Development Standard

- Staff recommendation:
 - The applicant may propose alternative compliance with the applicable standards of the Ordinance regarding bulk standards, site location requirements, and enfrontment.
 - Planning Commission must determine that the proposed alternative provides a superior built environment that meets or exceeds the public benefits of the prescribed standards. Proposals must be consistent with §1.5 of the Ordinance.
 - Proposed alternative to dimensional and quantitative may not exceed a deviation of thirty-five percent (35%) from the prescribed standard.
 - The proposal shall enhance the overall Development Plan, the adjoining streetscapes and neighborhoods, and the surrounding area.

Alternative Compliance for Development Standard

- Staff recommendation cont..
 - The proposed alternative must exhibit extraordinary site design including, but not limited to: Increased landscape treatment, tree preservation, public art, public/shared parking; public amenities; innovative Civic Space design; other public benefits/enhanced site features.
 - The proposal shall not produce a site plan or street/circulation system that would be impractical or detract from the appearance of the development plan, the surrounding area.
 - The alternative may not adversely affect adjoining properties.
 - No standard of the ESS or Access Management Ordinance may be altered through this process. Related zoning standards may not be altered to have the effect of avoiding compliance with engineering standards.
 - The Plan Commission may impose conditions that will, in its judgment, secure the purposes of §1.5.

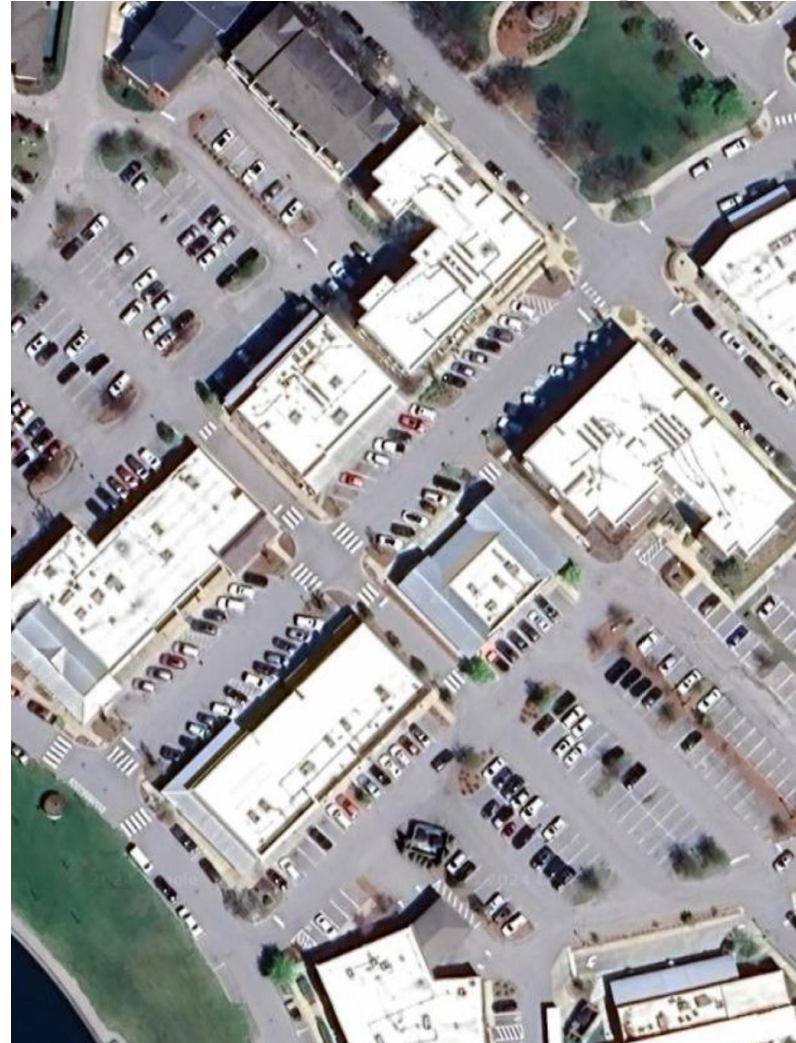
Internal Drives & Throughfares §5.2

- Throughfare assemblies are identified in Ordinance.
- Different assemblies are appropriate to each character district /special district.
- Staff recommendation:
 - Shift standards to ESS
 - Explicitly link assemblies to particular character districts.
 - Replace tables 5.2.2.F, 5.2.2.I, and 5.2.2.L with a single matrix.
 - (Within the ESS) Establish additional Internal Drive assemblies which accommodate innovative commercial/mixed use development.

Internal Drives & Throughfares §5.2



Fountains @ Gateway



Berry Farms



City Park

Should Columbia adjust requirements for enfrontment for certain structure types in CD-4 & CD-4C?