

CITY OF COLUMBIA, ILLINOIS
ORDINANCE NO. 3658

**AN ORDINANCE AMENDING SECTION 17.54.030,
BUSINESS PARK ZONING CODE, TO ADD MOBILE VENDING BUSINESS PARK AND
ENTERTAINMENT VENUE AS PERMITTED USES IN THE BUSINESS PARK -2 ZONING
DISTRICT FOR THE CITY OF COLUMBIA**

WHEREAS, the City of Columbia (“City”), Monroe and St. Clair Counties, Illinois is a duly created, organized and validly existing municipality of the State of Illinois under the 1970 Illinois Constitution and the laws of the State of Illinois, including particularly the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto; and

WHEREAS, the City of Columbia Zoning Code (“Zoning Code”), which comprises Title 17 of the City of Columbia Municipal Code, as amended, allows the City Council, upon recommendation of the Plan Commission, to approve amendments to the adopted zoning regulations from time to time; and

WHEREAS, the Plan Commission published notice of public hearing on the proposed amendments on October 25, 2023, conducted said hearing on November 13, 2023, and upon consideration, adopted a motion recommending approval of the amendment, all done in accordance with the Zoning Code and applicable state statutes; and

WHEREAS, in consideration of the Plan Commission’s recommendation, the City Council finds it to be in the best interest of the City to regulate parking for assembly uses and adopt the proposed text amendments.

NOW THEREFORE BE IT ORDAINED, by the Mayor and City Council of the City of Columbia, as follows:

Section 1. The above recitals are hereby incorporated by reference as findings of the City Council of the City of Columbia, Illinois.

Section 2. The City Council hereby accepts the Plan Commission’s recommendation to approve text amendments to the City’s Zoning Code.

Section 3.

Section 17.54.030.A-1. Permitted Uses of the City’s Revised Code of Ordinances (“City Code”) shall be amended as follows:

A-1. Permitted uses.

1. Apparel manufacturing (cut and sew only);
2. Architecture, engineering, and related services;
3. Bakeries and pasta manufacturing;
4. Beverage and tobacco product manufacturing and distribution;
5. Bottling and distribution of beverages;
6. Broadcasting and telecommunications--2 exclusions: no towers, no monopolies;
7. Business support services;

8. Call Center
9. Child day care services;
10. College or University
11. Computer and electronic product manufacturing;
12. Computer systems design and related services;
13. Credit card issuing;
14. Credit unions;
15. Educational services;
16. Electrical equipment, appliance, and component manufacturing;
17. Employment services;
18. Entertainment Venue (Indoor);
19. Fabricated metal product manufacturing;
20. Financial transactions processing, reserve, and clearinghouse activities;
21. Fitness and recreational sports centers;
22. Furniture and related product manufacturing;
23. Golf and country clubs;
24. Hotels, motels, bed and breakfast (no casinos allowed);
25. Information services and data processing services;
26. Institute (Added 05/07/2012 per Ordinance No. 2949)
27. Insurance carriers and related activities;
28. International trade financing;
29. Leather goods (cut and sew only);
30. Management, scientific, and technical consulting services;
31. Mobile Vending Business Park;
32. Monetary authorities-central bank;
33. Mortgage and non-mortgage loan brokers;
34. Motion picture and video distribution;
35. Motion picture and video production and post-production services;
36. Office administrative services;
37. Printing and related support activities;
38. Professional, scientific, and technical services;
39. Real estate credit;
40. Real estate offices;
41. Sales financing;
42. Savings institutions;
43. Scientific research and development services;
44. Secondary market financing;
45. Software publishers;
46. Sound recording industries;
47. Wholesale trade (outside storage by special use permit only);
48. Construction:
 - a. Light construction;
 - b. Specialty construction;
 - c. Concrete and asphalt contractors, including outside storage of machinery and equipment (does not include cement concrete or asphaltic concrete batch plants);
 - d. Special trade contractors such as plumbing, painting, electrical, masonry, drywall, insulation, tile, carpentry, flooring, roofing, siding, sheet metal and well drilling;
 - e. Glass and glazing contractors;
 - f. Building equipment and other machinery installation contractors.

Section 17.54.030.A-2. Uses permitted only by a special use permit of the City's Revised Code of Ordinances ("City Code") shall be amended as follows:

A-2. Uses permitted only by a special use permit.

The following uses shall be permitted in a BP-2 (Business Park-2 Zoned District) in the City by Special Use Permit only in accordance with Section 17.40.010 (Special uses) and Figure 1 (SPECIAL USE EXCEPTIONS AND REQUIREMENTS) thereof:

1. Automobile Auction Business - retail and wholesale;
2. Boat and trailer storage (including outside storage);
3. Churches
4. Manufacturing;
5. Mini storage unit buildings;
6. ~~Outdoor theaters~~
7. Recreational vehicle storage;
8. RV park (short term);
9. Warehousing and distribution, wholesale merchandise brokerage (including wholesale storage businesses).

Section 17.54.190.D. Schedule of parking spaces, Miscellaneous Uses, of the City's Revised Code of Ordinances ("City Code") shall be amended as follows:

D. Miscellaneous Uses.

1. Public or private utilities facilities: two spaces for every three employees on the maximum shift plus one space for every vehicle customarily used in operation of the use or stored on the premises.
2. Heliports: two spaces for every three employees on the maximum shift plus one space for every vehicle customarily used in operation of the use or stored on the premises.
3. Outdoor athletic fields: twenty (20) spaces for every diamond or athletic field, or one space for every four seats, whichever is greater. (One seat is equal to two feet of bench length).
4. Business, professional or technical schools: one space for every classroom and office plus two spaces for every three students.
5. Bowling alleys: five spaces for every alley.
6. Golf courses: ten spaces per each green.
7. Golf driving ranges: two spaces for every tee.
8. Gymnasium without bleachers or fixed seating (except as noted herein): one space for every one hundred (100) square feet of gross floor area.
9. Handball, racquetball courts: three spaces for every court.
10. Ice and roller rinks: one space for every one hundred (100) square feet of skating area or playing surface.
11. Indoor soccer: fifty (50) spaces for every playing field, plus one space for every three seats of spectator seating (one seat equals two feet of bench length), plus two spaces for every three employees on the maximum shift, but in no case less than one hundred (100) spaces.
12. Parks, playgrounds, picnic grounds: space equivalent to one percent of the total land area. Parking area available along park roads or private drives may be used to fulfill this requirement.
13. Recreation centers: three and one-third spaces for every one thousand (1,000) square feet of gross floor area.
14. Swimming pools: two spaces for every one hundred (100) square feet of water area.
15. Tennis courts: four spaces for every court.
16. Agriculture operations, farm buildings: sufficient open land available for parking so that no vehicle need be parked on any street.

17. Forest and wildlife reservations: sufficient open land available for parking so that no vehicle need be parked on any street.
18. Entertainment venues (indoor): .38 spaces per maximum occupancy load as calculated by the International Building Code.
19. Mobile vending business park: 3.75 spaces per 1,000 square feet of activity area + .38 spaces per maximum occupancy load (fixed seating and interior of structures) as calculated by the International Building Code.

Section 4. This Ordinance shall take full force and effect immediately upon passage by the Corporate Authorities.

PASSED by the City Council and **APPROVED** by the Mayor of the City of Columbia, Illinois and deposited and filed in the office of the City Clerk on the 4th day of December 2023, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES: Aldermen Niemietz, Holtkamp, Riddle, Garmer, Khoury, Lawlor, and Nobbe.

NOES: None.

ABSTENTIONS: None.

ABSENT: Alderman Hutch.

APPROVED:



BOB HILL, Mayor

ATTEST:


ANDREW HITZEMANN, City Clerk

(SEAL)