Attachment A – Table 29-3.1 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

Proposed 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	
Current Zoning District	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2	C-1	C-3	C2	M-R	M-C, M-1, & M-U	A-1		PUD, O-P C-P, M-P	
LAND USE CATEGORY														
RESIDENTIAL USES														
Household Living														
Dwelling, One-family Detached	P	P	P	P	P	P					P		Per PD Approval	(a)
Dwelling, One-family Attached		P	P		P	P								(b)
Dwelling, Two-family		P	P		P	P								
Dwelling, Live-work			CP		P	P	P	P						(c)
Dwelling, Multi-family			P		P	P	P	P	P					(d)
Manufactured Home Park				P										
Second Primary Dwelling Unit											C			(e)
Group Living														
Boarding House			P		P	P	P	P	P				Per PD Approval	
Continuing Care Retirement Community			P		P	P	P	P	P					(f)
Dormitory/Fraternity/Sorority			P		P	P	P	P	P					
Group Home, Large			P		P	P	P	P	P					(g)
Group Home, Small	P	P	P	P	P	P	P	P	P		P			(g)
Halfway House			C		C	C	C	C						(h)
Residential Care Facility			C		P	P	P	P	P					
Temporary Shelter			C		C	C	C	C						(i)
PUBLIC and INSTUTUTIONAL USES														
Adult and Child Care														
Adult Day Care Center		P	P		P	P	P	P	P				Per PD	
Family Day Care Center	PA	P/C A/C	P	PA	P	P	P	P	P		PA			(j)
Community Service														
Assembly or Lodge Hall						C	P	P		P			Per PD Approval	
Cemetery or Mausoleum	C	C	C	C							P			
Community/Recreation Center	P	P	P		P	P	P	P	P	C	P			
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P		(hh)
Elementary/Secondary School	P	P	P	P	P	P	P	P	P	P	P	P		
Funeral Home or Mortuary					C	C	P	C		P				(k)

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Proposed Zoning District	Residential				Mixed Use					Special Purpose				Use-Specific Standards, in Section 29-3.3
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Current Zoning District	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2	C-1	C-3	C2	M-R	M-C, M-1, & M-U	A-1		PUD, O-P C-P, M-P	
LAND USE CATEGORY														
Higher Education Institution			P		P	P	P	P	P	C				(l)
Hospital					P	P	P	C	P	P				
Museum or Library	C	C	C		P	P	P	P	P		P			
Police or Fire Station	P	P	P	P	P	P	P	P	P	C	P			
Public Service Facility	P	P	P	P	P	P	P	P	P	P	P			
Public Park, Playground, or Golf Course	P	P	P	P	P	P	P	P	P		P	P		
Religious Institution	P	P	P	P	P	P	P	P	P~~C~~	P~~C~~	P	P		
Reuse of Place of Public Assembly	C	C	C	C										(m)
Utilities and Communications														
Communication Antenna or Tower as a Principal Use	See 29-3.3(n)												Per PD Approval	(n)
Public Utility Services, Major	C	C	C	C	C	P	P	P	P	P	P	P		
Public Utility Services, Minor	C	C	C	C	P	P	P	P	P	P	P			
Wind Energy Conversion System (WECS) as a Principal Use	See 29-3.3(o)													(o)
COMMERCIAL USES														
Agriculture & Animal-Related														
Agriculture											P		Per PD Approval	
Farmer's Market	T	T	T		T	P	P	T	T~~P~~	P	P	P		
Greenhouse or Plant Nursery							P			P	P			
Pet Store or Pet Grooming						P	P	P	P~~C~~	C				
Urban Agriculture			C		P	P	C	C			P			(p)
Veterinary Hospital					C	C	P	P	P	P				(q)
Food & Beverage Service														
Bar or Nightclub						C	P	P		C			Per PD	
Restaurant						P	P	P	P	C				(r)
Guest Accommodations														
Bed and Breakfast		C	C		C	P	P	P					Per PD Approval	(s)
Hotel							P	P	P	P				
Travel Trailer Park							C				C			
Office														

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Current Zoning District	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2	C-1	C-3	C2	M-R	M-C, M-1, & M-U	A-1		PUD, O-P C-P, M-P	
LAND USE CATEGORY														
Commercial or Trade School					P	P	P	P	P	P			Per PD Approval	(t)
Office					P	P	P	P	P	P				
Research and Development Laboratory					P	P~~C~~	P	P	P	P				(u)
Wholesale Sales Office or Sample Room							P	P	P	P				
Personal Services														
Personal Services, General					C	P	P	P	P	P			Per PD Approval	(v)
Self-service Storage Facilities							P	C		P				(w)
Tree or Landscaping Service							P		P	P				(oo)
Recreation & Entertainment														
Indoor Recreation or Entertainment						P	P	P	P	P			Per PD Approval	
Indoor Entertainment, Adult							C			C				(v)
Outdoor Recreation or Entertainment							P		C	P	C	C		(y)
Physical Fitness Center						P	P	P	P	P				
Theatre, Drive-In							C			P				
Retail														
Alcoholic Beverage Sale						P	P	P	P	P			Per PD Approval	(z)
Retail, Adult							P	P		P				(v)
Retail, General						P	P	P	P	P				(aa)
Vehicles & Equipment														
Car Wash						C	P	P	P	P			Per PD Approval	
Heavy Vehicle and Equipment Sales, Rental, and Servicing										P				
Light Vehicle Sales or Rental							P	P	P	P				(bb)
Light Vehicle Service or Repair						C	P	P	P	P				(cc)
Major Vehicle Repair and Service							P		P	P				(cc)
Parking Lot, Commercial							P	P	P	P				
Parking Structure, Commercial							P	P	P	P				
INDUSTRIAL USES														
Commercial Services														
Heavy Commercial Services							P	P		P				

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	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD	
Current Zoning District	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2	C-1	C-3	C2	M-R	M-C, M-1, & M-U	A-1		PUD, O-P C-P, M-P	
LAND USE CATEGORY														
Mechanical and Construction Contractors							CP		P	P				
Storage and Wholesale Distribution									P	P				(dd)
Manufacturing, Production and Extraction														
Artisan Industry						P	P	P	P	P			Per PD Approval	
Bakery						C	P	P	P	P				
Heavy Industry										C				
Light Industry							C		CP	P				(ee)
Machine Shop							C			P				
Mine or Quarry										C	C			
Transportation														
Airport											C		Per PD Approval	
Bus Barn or Lot							P			P				
Bus Station							P	P		P				
Rail or Truck Freight Terminal									CP	P				
Waste & Salvage														
Sanitary Landfill											C		Per PD	
Vehicle Wrecking or Junkyard										C				(ff)
ACCESSORY USES														
Accessory Dwelling Units	C	A	A										Per PD	(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 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 29-3.3(o)													(o)

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Proposed Zoning District	**Residential**				**Mixed Use**					**Special Purpose**				Use-Specific Standards, in Section 29-3.3
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Current Zoning District	R-1	R-2	R-3 & R-4	RMH	O-1 & O-2	C-1	C-3	C2	M-R	M-C, M-1, & M-U	A-1		PUD, O-P C-P, M-P	
LAND USE CATEGORY														
TEMPORARY USES														
Temporary Construction Office or Yard	T	T	T	T	T	T	T	T	T	T	T	T	Per PD Approval	
Temporary Parking Lot					T	T	T	T	T	T	T	T		
Temporary Real Estate Sales/Leasing Office	T	T	T	T	T	T	T	T	T		T			(nn)
Temporary/Seasonal Sales or Event, Other	T	T	T		T	T	T	T	T	T	T	T		

Attachment B – Table 6.2-1: Regulatory Procedures Table

29-6.2 Regulatory Procedures Table

Table 6.2-1: Approval Procedures Table

H = Public Hearing D = Decision R = Recommendation A = Decision on Appeal
DCD = Department of Community Development DPW = Department of Public Works
Where an Appeal body is not shown, appeal is to the courts

Procedure	Section 29-	Department	Board of Adjustment	Planning & Zoning Commission	Historic Preservation Commission	City Council
Zoning Compliance	6.4(a)	D-DCD	A			
Building Permit	6.4(b)	D-DCD	A			
Demolition Permit	Chap. 6 City Code	**D-DCD**			**R**	
Certificate of Occupancy	6.4(c)	D-DCD	A			
Variance [1]	6.4(d)		D			
Adjustment of Form-based Standards	6.4(e)					
Minor		D-DCD	A			
Major			D			
Sign Permit	6.4(f)	D-DCD	A			
Sign Plan Approval	6.4(g)		D			
Temporary Parking Permit	6.4(h)	D-DCD	A			
Floodplain Development Permit	6.4(i)	D-DCD	A			
Optional Development Standards Approval	6.4(j)		D			
Certificate of Appropriateness	6.4(k)		A		D	
Landmark and Historic District Designation	6.4(l)			R	R	D
Conditional Use Permit	6.4(m)			R		D
Subdivision of Land	5					
Tract Split		D-DCD				
Administrative Plat Review		D-DCD				
Minor Subdivision - Concept		R				
Minor Subdivision - Final				R		D
Major Subdivision - Concept		R				
Major Subdivision - Preliminary				R		D
Major Subdivision - Final				R		D
Ordinance Text or Map Amendment	6.4(n)					
Concept Review		R				
Zoning Text or Map Amendment				R		D
Comprehensive Plan Amendment	6.4(o)			R		D
M-DT Tall Structure Approval	6.4(p)				R	D

[1] Exceptions: Decisions on variances from Subdivision Regulations are decided by the Commission; variances from the HP-O are decided by the Historic Preservation Commission; variances from some stream buffer standards are decided by the Director of Public Works.