

**City of Columbia  
Unified Development Code  
Table of Contents**

**Article 1 - General Provisions**

|           |   |    |
|-----------|---|----|
| 29-1.1-   | Title                                     | 1  |
| 29-1.2 -  | Purpose                                   | 1  |
| 29-1.3 -  | Applicability and Jurisdiction            | 1  |
| 29-1.4 -  | Official Zoning Map                       | 1  |
| 29-1.5 -  | Compliance Required                       | 2  |
| 29-1.6 -  | Relationship to Other Regulations         | 3  |
| 29-1.7 -  | Relationship to Third Party Agreements    | 3  |
| 29-1.8 -  | Interpretation                            | 3  |
| 29-1.9 -  | Transition to this UDC                    | 4  |
| 29-1.10 - | Severability                              | 5  |
| 29-1.11 - | Definitions and Rules of Construction     | 5  |
|           | (a) General                               | 5  |
|           | (b) Communication Antenna and Tower       | 32 |
|           | (c) Floodplain and Floodplain Overlay     | 33 |
|           | (d) Historic Preservation                 | 38 |
|           | (e) Mixed-use Downtown (M-DT)             | 39 |
|           | (f) Wind Energy Conversion Systems (WECS) | 44 |
|           | (g) Rules of Construction                 | 46 |

**Article 2 - Zoning Districts**

|          |  |    |
|----------|--|----|
| 29-2.1 - | Establishment and Conversion of Districts              | 1  |
| 29-2.2 - | Base Zoning Districts                                  | 2  |
|          | (a) Residential Districts                              |    |
|          | (1) R-1 One-Family Dwelling District                   | 2  |
|          | (2) R-2 Two-Family Dwelling District                   | 3  |
|          | (3) R-MF Multiple-Family Dwelling District             | 4  |
|          | (4) R-MH Residential Manufactured Home District        | 5  |
|          | (b) Mixed-Use Districts                                |    |
|          | (1) M-OF Mixed Use - Office District                   | 7  |
|          | (2) M-N Mixed Use - Neighborhood District              | 8  |
|          | (3) M-C Mixed Use - Corridor District                  | 10 |
|          | (4) M-DT Mixed Use - Downtown Form District            | 11 |
|          | (5) M-BP Mixed Use - Business/Industrial Park District | 12 |
|          | (6) C-2 Central Business District                      | 14 |
|          | (c) Special Purpose Districts                          |    |
|          | (1) IG Industrial - General District                   | 15 |
|          | (2) A Agriculture District                             | 17 |
|          | (3) O Open Space District                              | 18 |
|          | (4) PD Planned Development                             | 19 |

|          |   |    |
|----------|---|----|
| 29-2.3 - | Overlay Zoning Districts                                      |    |
|          | (a) UC-O Urban Conservation Overlay                           | 20 |
|          | (3) Approved UC-O Districts                                   |    |
|          | (i) Benton-Stephens Neighborhood UC-O                         | 21 |
|          | (ii) East Campus UC-O   | 28 |
|          | (b) SR-O Scenic Roadway Overlay                               | 33 |
|          | (3) Approved SR-O Districts                                   |    |
|          | (i) Rock Quarry Road  | 34 |
|          | (c) HP-O Historic Preservation Overlay                        |    |
|          | (1) Purpose   | 38 |
|          | (2) Historic Preservation Commission                          | 39 |
|          | (3) Powers and Duties   | 39 |
|          | (4) Applicability   | 41 |
|          | (5) Landmark and Historic District Designation Procedure      | 42 |
|          | (6) Criteria for Designation                                  | 43 |
|          | (7) List of Designated Local Historic Districts and Landmarks | 43 |
|          | (8) Certificate of Appropriateness Required                   | 43 |
|          | (9) Certificate of Appropriateness Procedure                  | 44 |
|          | (10) Standards for Certificate Decision and Design Guidelines | 44 |
|          | (11) Signs  | 46 |
|          | (12) Certificate of Economic Hardship                         | 46 |
|          | (13) Continuing Validity of Certificates                      | 47 |
|          | (14) Variance   | 48 |
|          | (15) Review   | 48 |
|          | (d) FP-O Floodplain Overlay                                   | 48 |

### **Article 3 - Permitted Uses**

|          |   |    |
|----------|---|----|
| 29-3.1 - | General   | 1  |
| 29-3.2 - | Permitted Use Table                               | 2  |
| 29-3.3 - | Use-specific standards                            | 7  |
|          | (a) Dwelling, One-Family Detached                 | 7  |
|          | (b) Dwelling, One-Family Attached                 | 8  |
|          | (c) Dwelling, Live-Work                           | 8  |
|          | (d) Dwelling, Multi-family                        | 8  |
|          | (e) Second Primary Dwelling on a Lot              | 10 |
|          | (f) Continuing Care Retirement Communities (CCRC) | 10 |
|          | (g) Group Homes                                   | 10 |
|          | (h) Halfway House                                 | 10 |
|          | (i) Temporary Shelter                             | 11 |
|          | (j) Family Day Care Center                        | 11 |
|          | (k) Funeral Home or Mortuary                      | 11 |
|          | (l) Higher Education Institution                  | 12 |
|          | (m) Reuse of Place of Public Assembly             | 12 |
|          | (n) Communication Antenna or Tower                | 13 |
|          | (o) Wind Energy Conversion System (WECS)          | 16 |
|          | (p) Urban Agriculture                             | 22 |
|          | (q) Veterinary Hospital                           | 23 |
|          | (r) Restaurant                                    | 24 |
|          | (s) Bed and Breakfast                             | 24 |
|          | (t) Commercial or Trade School                    | 24 |

|   |    |
|---|----|
| (u) Research and Development Laboratory                         | 24 |
| (v) Personal Services, General                                  | 25 |
| (w) Self-service Storage Facility                               | 25 |
| (x) Indoor Entertainment, Adult and Retail, Adult               | 26 |
| (y) Outdoor Recreation or Entertainment                         | 27 |
| (z) Alcoholic Beverage Sales                                    | 28 |
| (aa) Retail, General  | 28 |
| (bb) Light Vehicle Sales or Rental                              | 28 |
| (cc) Light Vehicle Service and Repair                           | 28 |
| (dd) Storage and Wholesale Distribution                         | 28 |
| (ee) Light Industry   | 29 |
| (ff) Vehicle Wrecking or Junkyard                               | 29 |
| (gg) Accessory Dwelling Units                                   | 30 |
| (hh) Backyard, Rooftop, or Community Garden                     | 30 |
| (ii) Customary Accessory Uses and Related Structures            | 30 |
| (jj) Drive-up Facility  | 32 |
| (kk) Home Occupation  | 32 |
| (ll) Home Occupation With Non-resident Employees                | 33 |
| (mm) Outdoor Storage in Residential Districts                   | 34 |
| (nn) Temporary Real Estate Sales/Leasing Office                 | 34 |
| (oo) Tree or Landscaping Service                                | 34 |
| 29-3.4 - C-2 District Outside the M-DT Regulating Plan Boundary | 35 |
| (a) Permitted and Conditional Uses                              |    |
| (1) Permitted Uses  | 35 |
| (2) Conditional Uses  | 36 |
| (b) Height and Area Regulations                                 | 38 |

#### **Article 4 - Form and Development Controls**

|  |    |
|--|----|
| 29-4.1 - Dimensional Summary Table                     | 1  |
| (a) General Dimensional Standards                      | 1  |
| (b) Special Dimensional Standards or Measurements      | 3  |
| (1) Median Front Yard for Multiple Lots                | 3  |
| (2) Solar Orientation Density Bonus                    | 3  |
| (3) Rural Cluster Bonus                                | 3  |
| (4) Rear Yards   | 4  |
| (5) Official Major Roadway Plan                        | 4  |
| (6) Detached Accessory Structure                       | 4  |
| (7) Higher Education Institution Buildings             | 5  |
| (c) Exceptions and Encroachments                       | 5  |
| (1) Height   | 5  |
| (2) Yard Areas   | 6  |
| 29-4.2 - M-DT Form-based Controls                      | 7  |
| (a) Purpose and Intent                                 | 7  |
| (b) Using the M-DT District Form Standards             | 7  |
| (c) The Regulating Plan                                | 8  |
| (1) Understanding the Regulating Plan                  | 8  |
| (2) Streets, Blocks, and Alleys on the Regulating Plan | 10 |
| (3) Regulating Plan Amendments                         | 11 |
| (d) General Building Form Standards                    | 12 |
| (1) Transitions  | 11 |

|          |   |    |
|----------|---|----|
|          | (2) Facade Composition                                      | 11 |
|          | (3) Building Size   | 12 |
|          | (4) Neighborhood Transitions                                | 12 |
|          | (5) Height  | 13 |
|          | (6) Siting  | 14 |
|          | (7) Private or Public Open Space                            | 15 |
|          | (8) Balconies   | 16 |
|          | (9) Other Building Elements                                 | 17 |
|          | (10) Building Functions                                     | 18 |
|          | (11) Civic Buildings  | 18 |
|          | (12) Gas Station or Fueling Center with a Convenience Store | 18 |
|          | (13) Solid Waste Management                                 | 18 |
|          | (e) Individual M-DT Building Form Standard Frontages        | 19 |
|          | (1) Urban General/Storefront Frontage                       | 20 |
|          | (2) Urban General West Frontage                             | 27 |
|          | (3) Townhouse/Small Apartment Frontage                      | 32 |
|          | (f) M-DT Urban Space Standards                              | 37 |
| 29-4.3 - | Parking and Loading   | 39 |
|          | (a) Applicability   | 39 |
|          | (1) General Requirements                                    | 39 |
|          | (2) Exceptions  | 39 |
|          | (i) M-DT District   | 39 |
|          | (ii) Small Lots   | 39 |
|          | (iii) Planned Development                                   | 40 |
|          | (iv) Historic Properties                                    | 40 |
|          | (3) Residential Districts                                   | 40 |
|          | (4) Changes in Permitted Uses                               | 40 |
|          | (b) Parking Requirements                                    | 41 |
|          | (c) Other Parking Requirements                              | 45 |
|          | (d) Parking Alternatives                                    | 45 |
|          | (e) Maximum Parking Limit                                   | 48 |
|          | (f) Location and Use of Parking Facilities                  | 48 |
|          | (g) Parking Design Standards                                | 50 |
|          | (h) Parking Structure, Commercial or Accessory              | 52 |
|          | (i) Drive-through Vehicle Stacking                          | 53 |
|          | (j) Off-Street Loading Requirements                         | 54 |
|          | (k) Bicycle Facilities                                      | 55 |
|          | (l) Screening and Landscaping                               | 56 |
|          | (m) Permits and Certification                               | 56 |
|          | (n) Delayed Construction of Required Parking                | 57 |
| 29-4.4 - | Landscaping, Screening, and Tree Preservation               | 57 |
|          | (a) Purpose   | 57 |
|          | (b) Applicability   | 57 |
|          | (c) General Provisions                                      | 58 |
|          | (1) Landscape Plan Required                                 | 58 |
|          | (2) Minimum Required Landscaping                            | 61 |
|          | (3) Plant Materials   | 62 |
|          | (4) Minimum Living Materials                                | 62 |
|          | (5) Grading and Drainage                                    | 62 |
|          | (6) Minimum Plant Sizes                                     | 62 |
|          | (7) Plant Material Spacing                                  | 63 |

|          |  |     |
|----------|--|-----|
|          | (8) Snow Storage Areas   | 63  |
|          | (9) Screening of Outdoor Storage Areas   | 63  |
|          | (10) Screening of Rooftop Mechanical Equipment   | 63  |
|          | (11) Vision Clearance  | 63  |
|          | (12) City Right-of-Way   | 64  |
|          | (13) Installation Due to Season  | 64  |
|          | (d) Street Frontage Landscaping  | 64  |
|          | (e) Property Edge Buffering  | 66  |
|          | (f) Parking Area Landscaping   | 67  |
|          | (g) Preservation of Existing Landscaping   | 68  |
|          | (h) Alternatives and Adjustments   | 70  |
|          | (i) Clearing of Trees  | 71  |
| 29-4.5 - | Exterior Lighting  | 72  |
| 29-4.6 - | Design Standards and Guidelines  | 81  |
| 29-4.7 - | Neighborhood Protection Standards  | 82  |
|          | (a) Intent   | 82  |
|          | (b) Applicability  | 83  |
|          | (c) Building Height  | 83  |
|          | (d) Screening and Buffering  | 83  |
|          | (e) Lighting Height  | 83  |
|          | (f) Building Orientation   | 83  |
|          | (g) Lot Lines  | 83  |
|          | (h) Lot Combination  | 83  |
| 29-4.8 - | Sign Standards   | 84  |
|          | (a) Purpose  | 84  |
|          | (b) Applicability  | 84  |
|          | (c) Prohibited Signs   | 84  |
|          | (d) Regulation Based on Use and Area   | 85  |
|          | (1) Residential Use Signs  | 85  |
|          | (2) Business Signs outside M-DT District and within Urban General<br>West Building Form Standard | 87  |
|          | (3) Signs in M-DT District excluding Urban General West Form Standard                            | 89  |
|          | (4) Industrial Use Signs   | 91  |
|          | (e) Regulation Based on Type of Sign   | 91  |
|          | (1) Banners  | 91  |
|          | (2) Billboards   | 93  |
|          | (3) Civic Signs  | 94  |
|          | (4). Construction Signs  | 94  |
|          | (5) Hotel Signs  | 95  |
|          | (6) Light Vehicle Service and Repair Signs   | 95  |
|          | (7) Noncommercial Signs  | 96  |
|          | (8) Parking Lot Signs  | 96  |
|          | (9) Automatic Teller Machine (ATM) Signs   | 96  |
|          | (10) Theater Signs   | 97  |
|          | (11) Temporary Signs   | 97  |
|          | (f) Area, Height, and Placement Standards  | 97  |
|          | (1) Free-standing Signs  | 97  |
|          | (2) On-premise Wall, Canopy, and Awning Signs  | 101 |
| 29-4.9 - | Operation and Maintenance Standards  | 102 |

## Article 5 - Subdivisions

|          |   |    |
|----------|---|----|
| 29-5.1 - | Subdivision Standards                         | 1  |
|          | (a) Applicability                             | 1  |
|          | (b) Avoidance of Sensitive Areas              | 1  |
|          | (1) Land Analysis Map                         | 1  |
|          | (2) Avoidance of Sensitive Lands              | 2  |
|          | (3) Adjustment to Minimum Lot Size            | 2  |
|          | (c) Streets                                   | 2  |
|          | (1) Street Improvements Generally             | 2  |
|          | (2) Responsibility for Improvement Costs      | 3  |
|          | (3) Connectivity                              | 3  |
|          | (4) Widths                                    | 5  |
|          | (5) Grades                                    | 5  |
|          | (6) Curves                                    | 5  |
|          | (7) Alleys                                    | 5  |
|          | (8) Transportation Impact Analysis            | 6  |
|          | (d) Sidewalks                                 | 6  |
|          | (e) Bike Lanes and Pedways                    | 7  |
|          | (f) Lots                                      | 7  |
|          | (1) Lot Arrangement                           | 7  |
|          | (2) Lot Access                                | 9  |
|          | (g) Public Improvements                       | 9  |
| 29-5.2 - | Subdivision of Land Procedures                | 10 |
|          | (a) Applicability                             | 10 |
|          | (b) General Provisions                        | 11 |
|          | (c) Procedure                                 | 12 |
|          | (1) Sequence of subdivision process           | 12 |
|          | (2) Coordination with PD zoning               | 12 |
|          | (3) Procedure by platting action              | 13 |
|          | (i) Concept Review                            | 13 |
|          | (ii) Preliminary Plat                         | 13 |
|          | (iii) Final Plat                              | 15 |
|          | (A) For Minor Subdivision                     | 15 |
|          | (B) For Major Subdivision                     | 15 |
|          | (iv) Signing and Recording                    | 16 |
|          | (d) Resubdivision or Replat                   | 17 |
|          | (e) Administrative Plat                       | 18 |
|          | (f) Tract Split                               | 18 |
|          | (g) Monuments                                 | 19 |
|          | (h) Completion and Dedication of Improvements | 19 |

## Article 6 - Procedures and Enforcement

|          |  |   |
|----------|--|---|
| 29-6.1 - | Reviewers and Decision-Making Bodies         | 1 |
| 29-6.2 - | Regulatory Procedures Table                  | 5 |
| 29-6.3 - | Standard Regulatory Procedures               | 6 |
|          | (a) Application: Materials and Fees Required | 6 |
|          | (b) Complete. Application Required           | 6 |
|          | (c) Notice of Public Hearing                 | 6 |

|          |  |    |
|----------|--|----|
|          | (d) Decisions under this Chapter                 | 8  |
|          | (e) Conditions on Approval                       | 8  |
|          | (f) Appeals                                      | 8  |
| 29-6.4 - | Specific Regulatory Procedures                   | 9  |
|          | (a) Zoning Compliance                            | 9  |
|          | (b) Building Permit                              | 9  |
|          | (c) Certificate of Occupancy                     | 10 |
|          | (d) Variance                                     | 10 |
|          | (e) Adjustment of Form-based Controls            | 12 |
|          | (1) Minor  | 12 |
|          | (2) Major  | 13 |
|          | (f) Sign Permit                                  | 13 |
|          | (g) Sign Plan Approval                           | 14 |
|          | (h) Temporary Parking Permit                     | 15 |
|          | (i) Floodplain Development Permit                | 15 |
|          | (j) Optional Development Standards Approval      | 15 |
|          | (k) Certificate of Appropriateness               | 16 |
|          | (l) Landmark and Historic District Designation   | 16 |
|          | (m) Conditional Use Permit                       | 16 |
|          | (n) Text and Zoning Map Amendments               | 18 |
|          | (1) General Zoning Map and Text Amendments       | 18 |
|          | (4) Zoning Map Amendments to PD District         | 20 |
|          | (o) Comprehensive Plan Amendment                 | 24 |
|          | (p) Tall Structure Approval in the M-DT District | 25 |
| 29-6.5 - | Non-conformities                                 | 26 |
|          | (a) Nonconforming Uses                           | 26 |
|          | (b) Nonconforming Structures                     | 26 |
|          | (c) Nonconforming Lots                           | 27 |
|          | (d) Nonconforming Site Features                  | 27 |
|          | (e) Nonconforming Signs                          | 28 |
| 29-6.6 - | Violations, Enforcement, and Penalties           | 28 |

## **Appendix A - Street Standards**

|        |   |
|--------|---|
| A-1 -  | Design Standards for Streets, Sidewalks, and Bikeways |
| A-2 -  | Street Names and Numbers                              |
| A-3 -  | Street Widths   |
| A-4 -  | Street Grades   |
| A-5 -  | Curves  |
| A-6 -  | Intersections   |
| A-7 -  | Terminal Streets                                      |
| A-8 -  | Alleys  |
| A-9 -  | Driveway Access Restrictions                          |
| A-10 - | M-DT District Urban Space Standards                   |