



**City of Columbia**  
**Planning Department**  
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## Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
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**Please provide the following information, at a minimum, which shall serve as the statement of intent for the proposed PD (planned district) zoning:**

1. The uses proposed in the PD District using the same names for uses, or combinations of those names, shown in Table 29-3.1. Such list may not contain any use that is not shown in Table 29-3.1 as that table appears at the time of the application.
2. The type(s) of dwelling units proposed and any accessory buildings proposed.
3. The maximum number of dwelling units and bedroom mix (multi-family only) proposed and the development density (net and gross).
4. Minimum lot sizes, if applicable, maximum building height, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.
5. The total number of parking spaces proposed (on-site or off-site) and the parking ratio per dwelling unit. Where off-site parking is proposed documentation shall be provided showing compliance with the provisions of this Chapter.

6. The minimum percentage of the entire site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.
  
  
  
  
  
  
  
  
  
  
7. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

**Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development, can be submitted on a separate form, and with additional pages.**

\_\_\_\_\_  
**Signature of Applicant or Agent**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_

**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	
<b>LAND USE CATEGORY</b>														
<b>RESIDENTIAL USES</b>														
<b>Household Living</b>														
Dwelling, One-family Detached	P	P	P	P	P	P					P			Per PD Approval
Dwelling, One-family Attached		P	P		P	P								
Dwelling, Two-family		P	P		P	P								
Dwelling, Live-work			C		P	P	P	P						
Dwelling, Multi-family			P		P	P	P	P						
<del>Manufactured Home Park</del>														
Second Primary Dwelling Unit											C			(e)
<b>Group Living</b>														
Boarding House			P		P	P	P	P						Per PD Approval
Continuing Care Retirement Community			P		P	P	P	P						
Dormitory/Fraternity/Sorority			P		P	P	P	P						
Group Home, Large			P		P	P	P	P						
Group Home, Small	P	P	P	P	P	P	P	P			P			
<del>Halfway House</del>			C		C	C	C	C						(h)
Residential Care Facility			C		P	P	P	P						
<del>Temporary Shelter</del>			C		C	C	C	C						(i)

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LAND USE CATEGORY														
<b>PUBLIC and INSTITUTIONAL USES</b>														
<b>Adult and Child Care</b>														
Adult Day Care Center		P	P		P	P	P	P	P				Per PD	
Family Day Care Center	A	A/C	P	A	P	P	P	P	P		A			(j)
<b>Community Service</b>														
<del>Assembly or Community Hall</del>													Per PD Approval	
<del>Cemetery or Mausoleum</del>														
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		
<del>Funeral Home or Mortuary</del>													Per PD Approval	(k)
Higher Education Institution			P		P	P	P	P	P	C				
Hospital					P	P	P	C	P	P				
Museum or Library	C	C	C		P	P	P	P	P	C	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	P	P	P		

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<b>LAND USE CATEGORY</b>															
Reuse of Place of Public Assembly	C	C	C	C											(m)
<b>Utilities and Communications</b>															
Communication Antenna or Tower as a Principal Use	See section 29-3.3(n)													(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 section 29-3.3(o)													(o)	
<b>COMMERCIAL USES</b>															
<b>Agriculture &amp; Animal-Related</b>															
Agriculture												P			Per PD Approval
Farmer's Market	T	T	T		T	P	P	T	T	P	P	P			
Greenhouse or Plant Nursery															
Medical Marijuana Cultivation Facility										P	P			(qq)	
Pet Store or Pet Grooming						P	P	P	C	C					
Urban Agriculture			C		P	P	C	C			P			(p)	
Veterinary Hospital					C	C	P	P	P	P				(q)	
<b>Food &amp; Beverage Service</b>															

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<b>LAND USE CATEGORY</b>														
<del>Bar or Nightclub</del>						C	P	P		C				Per PD
Restaurant						P	P	P	P	P				(r)
<b>Guest Accommodations</b>														
Bed and Breakfast		C	C		C	P	P	P					Per PD Approval	(s)
<del>Hotel</del>							P	P	P	P				
<del>Travel Trailer Park</del>							C				C			
<b>Office</b>														
Bank and Financial Institution					P	P	P	P	P	P			Per PD Approval	
Commercial or Trade School					P	P	P	P	P	P				(t)
Consumer Lending Institution					P	P	P	P	P	P				
<del>Medical Marijuana Testing Facility</del>							P		P	P				(qq)
Office					P	P	P	P	P	P				
Research and Development Laboratory					P	P	P	P	P	P				(u)
<del>Wholesale Sales Office or Sample Room</del>							P	P	P	P				
<b>Personal Services</b>														
Personal Services, General					C	P	P	P	P	P			Per PD	(v)
<del>Self-Service Storage Facilities</del>							P	C		P				(w)

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<b>LAND USE CATEGORY</b>															
<del>Tree or Landscaping Service</del>															(cc)
<b>Recreation &amp; Entertainment</b>															
Indoor Recreation or Entertainment						P	P	P	P	P					
<del>Indoor Entertainment, Adult</del>							C			C					(x)
<del>Outdoor Recreation or Entertainment</del>							P			C	P	C	C		(y)
Physical Fitness Center						P	P	P	P	P					
<del>Theater, Drive-In</del>							C			P					
<b>Retail</b>															
Alcoholic Beverage Sale						P	P	P	P	P					(z)
<del>Medical Marijuana Dispensary Facility</del>							P	P		P					(gg)
Pawn Shop						P	P	P		P					(rr)
<del>Retail, Adult</del>							P	P	P	P					(x)
Retail, General						P	P	P		P					(aa)
<b>Vehicles &amp; Equipment</b>															
<del>Car Wash</del>						C	P	P	P	P					
Heavy Vehicle and Equipment Sales, Rental, and Servicing										P					
<del>Light Vehicle Sales or Rental</del>							P	P	P	P					(ss)

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<b>LAND USE CATEGORY</b>															
Light Vehicle Service or Repair						C	P	P	P	P					(cc)
Major Vehicle Repair and Service							P		P	P					(cc)
Parking Lot, Commercial															
Parking Structure, Commercial							P	P	P	P					
<b>INDUSTRIAL USES</b>															
<b>Commercial Services</b>															
Heavy Commercial Services							P	P		P					Per PD Approval
Mechanical and Construction Contractors							C			P					Per PD Approval
Storage and Wholesale Distribution									P	P					(dd)
<b>Manufacturing, Production and Extraction</b>															
Artisan Industry						P	P	P	P	P					Per PD Approval
Bakery						C	P	P	P	P					Per PD Approval
Heavy Industry										C					Per PD Approval
Light Industry										C	P				(ee)
Machine Shop							C			P					Per PD Approval
Medical Marijuana-Infused Products Manufacturing Facility									P	P					(qq)

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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			
<b>LAND USE CATEGORY</b>															
<del>Mine or Quarry</del>															
<b>Transportation</b>															
<del>Airport</del>															
<del>Bus Busstop Lot</del>														Per PD Approval	
<del>Bus Station</del>															
<del>Rail or Truck Freight Terminal</del>															
<b>Waste &amp; Salvage</b>															
<del>Sanitary Landfill</del>														Per PD Approval	
<del>Vehicle Wrecking or Junkyard</del>															(ff)
<b>ACCESSORY USES</b>															
<del>Accessory Dwelling Units</del>														Per PD Approval	(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	A		(ii)
Drive-Up Facility					CA	CA	A	CA	A	A					(jj)
<del>Home Occupation</del>	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)

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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			
LAND USE CATEGORY															
Wind Energy Conversion	See section 29-3.3(o)														(o)
<del>System (WECs) as a Principal Use</del>															
<b>TEMPORARY USES</b>															
Temporary Construction Office or Yard	T	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			