



City of Columbia
Planning Department

701 E. Broadway, Columbia, MO
 (573) 874-7239 | planning@como.gov

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	
LAND USE CATEGORY														
RESIDENTIAL USES														
Household Living														
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						
Manufactured Home Park														
Second Primary Dwelling Unit											C			(e)
Group Living														
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			
Halfway House			C		C	C	C	C						(h)
Residential Care Facility			C		P	P	P	P						
Temporary Shelter			C		C	C	C	C						(i)

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LAND USE CATEGORY														
PUBLIC and INSTITUTIONAL USES														
Adult and Child Care														
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)
Community Service														
Assembly Building Hall														Per PD Approval
Cemetery or Mausoleum														
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														(k)
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	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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LAND USE CATEGORY															
Reuse of Place of Public Assembly	C	C	C	C											(m)
Utilities and Communications															
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)	
COMMERCIAL USES															
Agriculture & Animal-Related															
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)	
Food & Beverage Service															

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LAND USE CATEGORY														
Bar or Nightclub						C	P	P		C				Per PD
Restaurant						P	P	P	P	P				(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														
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				
Medical Marijuana Testing Facility							P		P	P				(qq)
Office					P	P	P	P	P	P				
Research and Development Laboratory					P	P	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	(v)
Self-Service Storage Facilities							P	C		P				(w)

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

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LAND USE CATEGORY															
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					
INDUSTRIAL USES															
Commercial Services															
Heavy Commercial Services							P	P		P					Per PD Approval
Mechanical and Construction Contractors							C			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	P				(ee)
Machine Shop							C			P					
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			
LAND USE CATEGORY															
Mine or Quarry															
Transportation															
Airport															
Bus Busstop Lot														Per PD Approval	
Bus Station															
Rail or Truck Freight Terminal															
Waste & Salvage															
Sanitary Landfill														Per PD Approval	
Vehicle Wrecking or Junkyard															(f)
ACCESSORY USES															
Accessory Dwelling Units														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)
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)

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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 System (WECS) as a Principal Use	See section 29-3.3(o)														(o)
TEMPORARY USES															
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			