

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	(a)
Dwelling, One-family Attached		P	P		P	P									(b)
Dwelling, Two-family		P	P		P	P									
Dwelling, Live-work			C		P	P	P	P							(c)
Dwelling, Multi-family			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						Per PD Approval	
Continuing Care Retirement Community			P		P	P	P	P							(f)
Dormitory/Fraternity/Sorority			P		P	P	P	P							
Group Home, Large			P		P	P	P	P							(g)
Group Home, Small	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							
Temporary Shelter			C		C	C	C	C							(i)
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 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)
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				

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LAND USE CATEGORY														
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		
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			
Farmer's Market	T	T	T		T	P	P	T	T	P	P	P		
Greenhouse or Plant Nursery							P			P	P			
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														
Bar or Nightclub						C	P	P		C				
Restaurant						P	P	P	P	P				(r)
Guest Accommodations														
Bed and Breakfast		C	C		C	P	P	P						(s)
Hotel							P	P	P	P				
Travel Trailer Park							C				C			
Short-term Rental (Tier 2)	<u>C/P</u>	<u>C/P</u>	<u>C/P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>						
Short-term Rental (Tier 3)					<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>						
Office														
Bank and Financial Institution					P	P	P	P	P	P				
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				

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LAND USE CATEGORY														
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					P/C	P	P	P	P	P			Per PD	(v)
Self-service Storage Facilities							P	C		P				(w)
Tree or Landscaping Service							P			P				(oo)
Recreation & Entertainment														
Indoor Recreation or Entertainment							P	P	P	P			Per PD Approval	
Indoor Entertainment, Adult							C			C				(x)
Outdoor Recreation or Entertainment							P		C	P	C	C		(y)
Physical Fitness Center							P	P	P	P				
Theatre, Drive-In							C			P				
Retail														
Alcoholic Beverage Sale							P	P	P	P			Per PD Approval	(z)
Medical Marijuana Dispensary Facility								P	P					(qq)
Pawn Shop							P	P	P					(rr)
Retail, Adult								P	P					(x)
Retail, General							P	P	P					(aa)
Vehicles & Equipment														
Car Wash							C	P	P	P			Per PD Approval	
Heavy Vehicle and Equipment Sales, Rental, and Servicing										P				
Light Vehicle Sales or Rental								P	P	P				(bb)
Light Vehicle Service or Repair							C	P	P	P				(cc)
Major Vehicle Repair and Service								P		P				(cc)
Parking Lot, Commercial								P	P	P				
Parking Structure, Commercial								P	P	P				
INDUSTRIAL USES														
Commercial Services														
Heavy Commercial Services								P	P				Per PD Approval	
Mechanical and Construction Contractors								C						
Storage and Wholesale Distribution										P	P			(dd)

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LAND USE CATEGORY															
Manufacturing, Production and Extraction															
Artisan Industry						C/P	C/P	C/P	C/P	P				Per PD Approval	(tt)
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)
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									C	P					
Waste & Salvage															
Sanitary Landfill											C			Per PD	
Vehicle Wrecking or Junkyard										C					(ff)
ACCESSORY USES															
Office															
Accessory/Commercial Kitchen	A	A	A	A										Per PD Approval	(ss)
Accessory Dwelling Units	C	A	A												(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					(ji)
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)
Short-term Rental (Tier 1)	<u>A</u>	<u>A</u>	<u>A</u>		<u>A</u>	<u>A</u>									
Wind Energy Conversion System (WECS) as a Principal Use	See section 29-3.3(o)													(o)	

