

ARTICLE 3. PERMITTED USES

Sec. 29-3.2. 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														
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								(c)
Dwelling, Live-work			C		P	P	P	P						(d)
Dwelling, Multi-family			P		P	P	P	P						(e)
Manufactured Home Park				P										
Second Primary Dwelling Unit											C			
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						(g)
Group Home, Large			P		P	P	P	P						(g)
Group Home, Small	P	P	P	P	P	P	P	P		P				(h)
Halfway House			C		C	C	C	C						(i)
Residential Care Facility			C		P	P	P	P						
Temporary Shelter			C		C	C	C	C						
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				
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		Per PD Approval		
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			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)
Tree or Landscaping Service							P		P	P					(oo)
Recreation & Entertainment															

Indoor Recreation or Entertainment					P	P	P	P	P				
Indoor Entertainment, Adult						C			C			Per PD Approval	(x)
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)
Medical Marijuana Dispensary Facility						P	P		P				(qq)
Pawn Shop					P	P	P		P				(rr)
Retail, Adult						P	P		P				(x)
Retail, General					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			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)
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 Approval	
Vehicle Wrecking or Junkyard									C				(ff)

ACCESSORY USES														
Accessory Dwelling Units	C	A	A										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	Per PD Approval	(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 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	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		