UDC Amendment #11
Conversion of District C-1 to M-N and M-C

(Lindner and Land Request)

Section 29-2.1 Establishment and Conversion of Districts.

29-2.1(a) - The Base and Overlay zoning districts listed in the New Zoning District column of Table 29-2.1 are hereby established and the zoning district classifications in effect before the Effective Date of this Chapter shall be converted to the Base and Overlay zoning districts as set forth in Table 29-2.1 with the exception of the C-2 District located outside the boundaries of the M-DT Regulating Plan. The Base and Overlay districts shall be grouped into three types – Residential, Mixed Use, and Special Purpose districts and shall have the boundaries shown on the Official Zoning Map.

Table 29-2.1: Columbia, Missouri, Zoning Districts	
Previous Zoning Districts	**New Zoning districts**
Base Zoning Districts	**Base Zoning Districts**
Residential	**Residential**
R-1 One-Family Dwelling	R-1 One-Family Dwelling
R-2 Two-Family Dwelling	R-2 Two-Family Dwelling
R-3 Medium Density Multiple-Family Dwelling	R-MF Multiple-Family Dwelling
R-4 High Density Multiple-Family Dwelling	R-MF Multiple-Family Dwelling
R-MH Residential Manufactured Home	R-MH Residential Manufactured Home
PUD Planned Unit Development*	PD-*
Office	**Mixed Use**
O-1 Office	M-OF Mixed Use - Office
O-2 Special Office	M-OF Mixed Use - Office
O-P Planned Office*	PD-*
Commercial	
C-1 Intermediate Business District	M-N Mixed Use - Neighborhood (See Section 29-2.1(b)) M-C Mixed Use – Corridor (See Section 29-2.1(b))
C-3 General Business District	M-C Mixed Use - Corridor
C-2 Central Business District	M-DT Mixed Use – Downtown (inside Regulating Plan boundary) C-2 Central Business District (outside Regulating Plan boundary)
C-P Planned Business District*	PD-*
Industrial	
M-R Research, Development and Office Park	M-BP Business/Industrial Park
	Special Purpose
M-C Controlled Industrial District	IG Industrial
M-1 General Industrial District	IG Industrial
M-U Underground Space	IG Industrial
M-P Planned General Industrial District*	PD-*
Agricultural	
A-1 Agricultural	A Agricultural
n/a	O Open Space
n/a	PD Planned Development
Overlay Districts	**Overlay Districts**
UC Urban Conservation	UC-O Urban Conservation Overlay
S-R Scenic Roadway Area	SR-O Scenic Roadway Area
HP Historic Preservation	HP-O Historic Preservation
F-1 Floodplain	FP-O Floodplain
* Planned districts (PUD, O-P, C-P, and M-P) convert to a planned district (PD) counterpart. For example, PUD and C-P will convert to District PD-[insert approved Ordinance number].	

29-2.1(b) - The previous base zoning district C-1 shall convert to the M-N District with the exception of Shopping Center properties meeting all of the following conditions on the Effective Date, which shall be converted to the M-C District:

(1) The Shopping Center contains or includes an existing structure with a single unit in excess of 45,000 square feet, or the Shopping Center contains or includes an existing multi-unit building in excess of 75,000 square feet containing at least one (1) unit occupying in excess of 15,000 square feet;

(2) The property does not share a common Lot Line with property zoned R-1; and

(3) The property has one (1) or more Frontage(s) on a Collector or Arterial street.