

| Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE<br>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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| 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                                                                                                                                               |                       |            |            |      |           |          |          |          |      |                 |   |   |                 |                                           |
| 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 |   |                 |                                           |
| <u>Short-term Rental (Tier 2)</u>                                                                                                                               | <u>C/P</u>            | <u>C/P</u> | <u>C/P</u> |      | <u>P</u>  | <u>P</u> | <u>P</u> | <u>P</u> |      |                 |   |   |                 |                                           |
| <u>Short-term Rental (Tier 3)</u>                                                                                                                               |                       |            |            |      | <u>C</u>  | <u>P</u> | <u>P</u> | <u>P</u> |      |                 |   |   |                 |                                           |
| 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               |   |   |                 |                                           |

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|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----|------|------|-----------|-----|-----|------|------|-----------------|---|---|-----------------|-------------------------------------------|
| 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                                                                                                                                       |             |     |      |      |           |     |     |      |      |                 |   |   |                 |                                           |
| 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    | P               |   |   |                 | (oo)                                      |
| Recreation & Entertainment                                                                                                                              |             |     |      |      |           |     |     |      |      |                 |   |   |                 |                                           |
| Indoor Recreation or Entertainment                                                                                                                      |             |     |      |      |           | P   | 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    | 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)                                      |

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                                         |                       |     |      |      |           |     |     |      |      |                 |   |   |                 |                                           |     |
| 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 |                 | (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)                                      |     |
| Short-term Rental (Tier 1)                                | A                     | A   | A    |      | A         | A   |     |      |      |                 |   |   |                 |                                           |     |
| Wind Energy Conversion System (WECS) as a Principal Use   | See section 29-3.3(o) |     |      |      |           |     |     |      |      |                 |   |   |                 | (o)                                       |     |

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| 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                                                                                      |             |     |      |      |           |     |     |      |      |                 |   |   |                 |                                           |
| 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 |                 |                                           |