



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

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 <u>Section 29-3.3</u>
	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								
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				P										
Second Primary Dwelling Unit											C			(e)
Group Living														
Boarding House			P		P	P	P	P						Per PD Approval (f)
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						
Residential Care Facility			C		P	P	P	P						(h)
Temporary Shelter			C		C	C	C	C						(i)

R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD
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PUBLIC and INSTITUTIONAL USES

Adult and Child Care

~~Adult Day Care Center~~

Family Day Care Center

Community Service

~~Assembly or Lodge Hall~~~~Cemetery or Mausoleum~~~~Community/Recreation
Center~~~~Community Garden~~Elementary/Secondary
School~~Funeral Home or Mortuary~~

Higher Education Institution

~~Hospital~~~~Museum or Library~~~~Police or Fire Station~~~~Public Service Facility~~~~Public Park, Playground, or
Golf Course~~

Religious Institution

~~Reuse of Place of Public
Assembly~~Utilities and
CommunicationsCommunication Antenna or
Tower as a Principal Use~~Public Utility Services, Major~~

Per PD

(j)

Per PD Approval

(hh)

(k)

(l)

(m)

(n)

See [section 29-3.3\(n\)](#)

1/29/25, 4:11 PM	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD		
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													Per PD Approval		
Agriculture											P				
Comprehensive Marijuana Cultivation Facility										P	P				(qq)
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													Per PD		
Bar or Nightclub						C	P	P		C					
Restaurant						P	P	P	P	P				(r)	
Guest Accommodations													Per PD Approval		
Bed and Breakfast		C	C		C	P	P	P							(s)
Hotel							P	P	P	P					
Travel Trailer Park							C				C				
Short-term Rental (Tier 1)	A	A	A		A	A	A	A			A				(vv)
Short-term Rental (Tier 2)	A/CA	A/CA	A/CA		A	A	A	A			A/CA				
Short-term Rental (Tier 3)					C	P	P	P							

	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD	
Office													Per PD Approval	
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				
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													Per PD	
Personal Services, General					P/C	P	P	P	P	P				(v)
Self-service Storage Facilities							P	C		P				(w)
Tree or Landscaping Service							P		P	P				(oo)
Recreation & Entertainment													Per PD Approval	
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				
Theatre, Drive-In							C			P				
Retail														

	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD	
Alcoholic Beverage Sale						P	P	P	P	P			Per PD Approval	(z)
Comprehensive Marijuana Dispensary Facility							P	P		P				(qq)
Medical Marijuana Dispensary Facility							P	P		P				(qq)
Microbusiness 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	
Gas Station or Fueling Center						C	P	P	P	P				(uu)
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														

	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD	
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						C/P	C/P	C/P	C/P	P			Per PD Approval	(tt)
Bakery						C	P	P	P	P				
Comprehensive Marijuana-Infused Products Manufacturing Facility									P	P				(qq)
Heavy Industry										C				
Light Industry									C	P				(ee)
Machine Shop							C			P				
Medical Marijuana-Infused Products Manufacturing Facility									P	P				(qq)
Microbusiness Marijuana Wholesale Facility									P	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	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD		
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 <u>section 29-3.3(n)</u>													(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)	
Wind Energy Conversion System (WECS) as a Principal Use	See <u>section 29-3.3(o)</u>													(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			

(Ord. No. 23895, § 1, 6-3-19; Ord. No. 24553, § 1, 3-1-21; Ord. No. 24680, § 1, 7-6-21; Ord. No. 24681, § 1, 7-6-21; Ord. No. 24682, § 1, 7-6-21; Ord. No. 24893, § 1, 1-3-22; Ord. No. 25243, § 1, 2-6-23; Ord. No. 25383, § 1, 7-17-23; Ord. No. 25562, § 1, 2-5-24)