

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 Approval	
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)

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LAND USE CATEGORY															
Hospital					P	P	P	C	P	P			Per PD Approval		
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)												Per PD Approval	(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 Approval		
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				

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LAND USE CATEGORY														
<b>Short-term Rental (Tier 1)</b>	A	A	A		A	A					A		Per PD Approval	uu
<b>Short-term Rental (Tier 2)</b>	A/CA	A/CA	A/CA		A	A	A	A			A/CA			uu
<b>Short-term Rental (Tier 3)</b>					C	P	P	P						uu
<b>Office</b>														
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				
<b>Personal Services</b>														
Personal Services, General					P/C	P	P	P	P	P			Per PD Approval	(v)
Self-service Storage Facilities							P	C		P				(w)
Tree or Landscaping Service							P		P	P				(oo)
<b>Recreation &amp; Entertainment</b>														
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				
<b>Retail</b>														
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)

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LAND USE CATEGORY														
Retail, General						P	P	P		P				(aa)
<b>Vehicles &amp; Equipment</b>														
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				
<b>INDUSTRIAL USES</b>														
<b>Commercial Services</b>														
Heavy Commercial Services							P	P		P			Per PD Approval	
Mechanical and Construction Contractors							C			P				
Storage and Wholesale Distribution									P	P				(dd)
<b>Manufacturing, Production and Extraction</b>														
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			
<b>Transportation</b>														
Airport											C		Per PD Approval	
Bus Barn or Lot							P			P				

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LAND USE CATEGORY															
Bus Station							P	P		P			Per PD Approval		
Rail or Truck Freight Terminal									C	P					
Waste & Salvage															
Sanitary Landfill											C		Per PD Approval		
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	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			