



DAC: Downtown Activity Center District

Purpose

The purpose of the Downtown Activity Center (DAC) District is to provide lands that support Downtown Columbia as a unique regional center of culture and commerce. Principal types of development include high-density residential, civic, government, commercial, employment, and mixed-uses in a pedestrian-oriented context. The district is intended to facilitate the creation of a convenient, attractive and harmonious context of buildings and streets, pedestrian ways, parks, and open spaces. *No minimum parking.

Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
Front Yard Setback, (ft.)	Min.
	Max.
Side Yard Setback, min. (ft.)	N/A
Rear Yard Setback, min. (ft.)	N/A
Building Height, max. (ft.)	N/A

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] The maximum front yard setback is the average front yard setback for buildings on the same block face and on the adjacent block faces fronting the same street. If the average front yard setback cannot be established, the maximum front yard setback is ten feet.

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. ¹ Conditional Use ² Special Exception

PRINCIPAL USES PERMITTED

Dwelling, live-work ¹	Residential care facility ²	Membership organization facility
Dwelling, mixed-use	Rooming house or boardinghouse ²	Place of worship ¹
Dwelling, multifamily	Broadcasting studio	Public safety facility
Dwelling, townhouse	Newspaper or periodical publishing establishment	Social services facility
Continuing care retirement community (CCRC) ¹	Community recreation center	College or university
Dormitory, private ^{1,2}	Cultural facility	Elementary, middle, or high school
Dormitory, public	Day care facility ¹	School, business or trade
Fraternity or sorority house ²	Government office	Hospital
	Library	Laboratory, medical or dental
		Medical or dental clinic/office

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

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Nursing care facility	Non-depository personal credit institution ¹
Arboretum or botanical garden	Repair of personal goods
Cemetery	Arena, stadium, or outdoor theater
Park or greenway ¹	Banquet hall
Park and ride	Performing arts center
Parking lot ¹	Recreation facility, indoor, not elsewhere listed
Parking structure ¹	Recreation facility, outdoor, not elsewhere listed
Passenger terminal, surface transportation	Consumer goods store ¹
Railroad facility	Convenience store ²
Utility facility, major ²	Farmers' market ¹
Utility facility, minor	Grocery store or food market
Kennel ¹	Liquor store ²
Veterinary hospital or clinic ¹	Pawn shop ²
Laboratory, testing or research	Gasoline sales and service station ¹
Self-service storage ¹	Personal vehicle repair and maintenance ²
Eating establishment only ¹	Personal vehicle sales and rentals ¹
Eating and drinking establishment, Type 1 ¹	Vehicle equipment supplies sales and rentals
Eating and drinking establishment, Type 2 ²	Bed and breakfast ¹
Funeral home or mortuary	Hotel or motel
Business/Professional office	Community garden ¹
Contractor's office	Crop production and processing
Bank, retail	Manufacturing, assembly, or fabrication, light
Beauty salon or barbershop	
Dry cleaning pick-up ¹	
Laundry, coin-operated	
Nail salon	

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