



INS-T/U: Institutional - Transportation/Utilities District

Purpose

The purpose of the Institutional - Transportation and Utilities (INS-T/U) District is to provide lands that accommodate transportation and utility related uses such as airports, railroad facilities, major utility facilities, passenger terminals, and their support uses, such retail sales and personal services. District standards are intended to protect surrounding uses from incompatible development.

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, min. (ft.)	25
Side Yard Setback, min. (ft.)	10
Rear Yard Setback, min. (ft.)	10
Building Height, max. (ft.)	75

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

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	Utility facility, major
Government office	Utility facility, minor
Public safety facility	Business/Professional office
Park or greenway ¹	Farmers' market
Airport	Commercial fuel depot
Park and ride	Commercial vehicle repair and maintenance
Parking lot ¹	Community garden ¹
Parking structure ¹	Crop production and processing
Passenger terminal, surface transportation	Manufacturing, assembly, or fabrication, light
Railroad facility	
Solar energy conversion system (large scale) ¹	

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.