



INS-U/M: Institutional – University/Medical District

Purpose

The purpose of the Institutional - University and Medical (INS-U/M) District is to provide lands that accommodate medical complexes and large universities. District-specific standards support appropriate growth and development within the district, while ensuring development impacts will not have an adverse effect on surrounding properties. This is ensured through coordinated site development and off-street parking, traffic and pedestrian circulation plans, and continuity and compatibility with surrounding development, as prescribed by an Institutional Development Plan (IDP) for the district as described below.

Intensity and Dimensional Standards

Standard		All Uses
Front Yard Setback, min. (ft.)	External street frontage [3]	[1]
	Internal street frontage [4]	[1]
Side Yard Setback, min. (ft.)		[1]
Rear Yard Setback, min. (ft.)		[1]
Building Height, max. (ft.)		100 [2]
All Other Standards		[1]

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

[1] Consistent with approved Institutional Development Plan as described in Sec. 17-3.4(d)(4)a, Institutional Development Plan.

[2] The maximum height of a building or structure feature is the smaller of 100 feet or the horizontal distance between the building or structure feature and the nearest residential district.

[3] Refers to a street external to, or bordering, the site.

[4] Refers to a street internal to the site.

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

	Government office	Performing arts center
Dormitory, private ^{1,2}	Membership organization facility ²	Park or greenway ¹
Dormitory, public	Place of worship ¹	Park and ride
Fraternity or sorority house ²	Public safety facility	Parking lot ¹
Rooming house or boardinghouse ²	College or university	Parking structure ¹
Broadcasting studio	School, business or trade	Passenger terminal, surface transportation
Newspaper or periodical publishing establishment	Hospital	Solar energy conversion system (large scale) ¹
Community recreation center	Laboratory, medical or dental	Utility facility, major
Cultural facility	Medical or dental clinic/office	Utility facility, minor
Day care facility ¹	Nursing care facility	
	Arboretum or botanical garden	

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.

INS-UM: INSTITUTIONAL UNIVERSITY/MEDICAL

Equipment rental¹

Laboratory, testing or research

Lawn, tree, or pest control services

Linen or uniform supply

Sign fabricating establishment

Eating establishment only¹

Eating and drinking establishment,
Type 1¹

Eating and drinking establishment,
Type 2²

Business/Professional office

Beauty salon or barbershop

Dry cleaning pick-up¹

Laundry, coin-operated

Nail salon

Repair of personal goods

Arena, stadium, or outdoor theater

Banquet hall

Performing arts center

Recreation facility, indoor, not
elsewhere listed²

Recreation facility, outdoor, not
elsewhere listed²

Consumer goods store

Convenience store²

Farmers' market

Grocer store or food market

Community garden¹

Crop production and processing

Manufacturing, assembly, or
fabrication, light

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