



INS-ZOO: Institutional – Riverbanks Zoo and Gardens District

Purpose

The purpose of the Institutional - Riverbanks Zoo and Gardens (INS-ZOO) District is to provide lands that accommodate the unique needs of the Riverbanks Zoo and Gardens. Allowed uses include botanical and zoological gardens, movie theaters, restaurants, indoor and outdoor recreation facilities, as well as support uses such as offices and retail establishments. 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 [1]
Rear Yard Setback, min. (ft.)	10
Building Height, max. (ft.)	100

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		
Public safety facility	Solar energy conversion system (large scale) ¹	Recreation facility, indoor, not elsewhere listed ¹
Zoo	Utility facility, major	Recreation facility, outdoor, not elsewhere listed
College or university	Utility facility, minor	Consumer goods store
Elementary, middle, or high school	Eating establishment only ¹	Farmers' market
Arboretum or botanical garden	Eating and drinking establishment, Type 1 ¹	Community garden ¹
Park or greenway ¹	Eating and drinking establishment, Type 2 ²	Crop production and processing
Park and ride	Business/Professional office	Manufacturing, assembly, or fabrication, light
Parking lot ¹	Performing arts center	
Parking structure ¹	Dry cleaning pick-up ²	
Passenger terminal, surface transportation	Arena, stadium, or outdoor theater	

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.