



LL-R: Large Lot – Reserve District

Purpose

The purpose of the Large Lot - Reserve (LL-R) District is to reserve undeveloped or low-density land primarily located on the edge of the City. Lands within the LL-R District are intended to be rezoned at the appropriate time to accommodate urban expansion.

Intensity and Dimensional Standards

| Standard | All Uses |
|-------------------------------------|----------|
| Lot Area, min. (sf.) | 40,000 |
| Lot Width, min. (ft.) | 150 |
| Lot Coverage, max. (% of site area) | 25 |
| Density, max. (du/acre) | 1.1 |
| Front Yard Setback, min. (ft.) | 35 |
| Side Yard Setback, min. (ft.) | 10 |
| Rear Yard Setback, min. (ft.) | 15 |
| Building Height, max. (ft.) | 40 |

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 ² |
| Dwelling, single-family detached | Utility facility, minor |
| Cultural facility ² | Farmers' market |
| Day care facility ² | Campground ² |
| Place of worship ² | Agriculture and forestry uses, not elsewhere listed |
| Public safety facility | Community garden ¹ |
| Elementary, middle, or high school ² | Crop production and processing |
| Arboretum or botanical garden ² | Forestry |
| Cemetery ² | |
| Park or greenway ¹ | |
| 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.