



MU-1: Mixed-Use District

Purpose

The purpose of the Mixed-Use (MU-1) District is to provide lands that accommodate low-density, walkable, mixed-use development in a gridded street pattern with varied lot sizes.

Allowed uses include single-family, two-family, townhouse, and multi-family dwellings, as well as neighborhood-serving, small-scale mixed-use retail, office, personal services, and institutional development. *No minimum parking.

Intensity and Dimensional Standards

Standard	Townhouse	Single-Family and Two-Family	Multi-Family and Mixed Use	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	5,000	10,000	5,000
Lot Width, min. (ft.)	75[1]/18[2]	50	75	50
Lot Depth, min. (ft.)	[3]			
Lot Coverage, max. (% of site area)	50	N/A		
Density, max. (du/acre)	N/A			
Front Yard Setback. (ft.)	Min.	15	0	
	Max.	20		
Side Yard Setback, min. (ft.)	[4]	5		
Rear Yard Setback, min. (ft.)	10			
Building Height, max. (ft.)	40			

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

[1] Applies to the development lot as whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] Lot depth for residential uses shall be a minimum of 60 feet.

[4] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

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, two-family	Government office
Cottage neighborhood development	Continuing care retirement community (CCRC) ²	Library
Dwelling, live-work ¹	Fraternity or sorority house ²	Place of worship ¹
Dwelling, mixed-use	Residential care facility ²	Public safety facility
Dwelling, multifamily	Community recreation center	Social services facility
Dwelling, single-family detached	Cultural facility ²	Elementary, middle, or high school ²
Dwelling, townhouse	Day care facility ¹	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.

MU-1: MIXED-USE

Nursing care facility

Arboretum or botanical garden²

Cemetery²

Park or greenway¹

Parking lot¹

Utility facility, major²

Utility facility, minor

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

Recreation facility, outdoor, not
elsewhere listed

Consumer goods store

Farmers' market

Grocery store or food market

Bed and breakfast¹

Community garden¹

Crop production and processing

Manufacturing, assembly, or
fabrication, light

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