



RAC: Regional Activity Center/Corridor District

Purpose

The purpose of the Regional Activity Center/Corridor (RAC) District is to provide lands that accommodate high- density, walkable, mixed-use development that serves the region. The district is primarily intended for commercial and mixed-use development, but high-intensity residential development is also appropriate.

Allowed uses include live/work and multi-family dwellings, mixed-use, offices, retail sales uses, commercial services, visitor accommodation, and vehicle sales and service uses. *No minimum parking.

Intensity and Dimensional Standards

Standard	Multi-family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)	10,000	5,000
Lot Width, min. (ft.)	75	50
Lot Coverage, max. (% of site area)	N/A	
Density, max. (du/acre)	N/A	
Front Yard Setback, min. (ft.)	0 to 5	
Side Yard Setback, min. (ft.)	5	
Rear Yard Setback, min. (ft.)	15	
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		
	Cultural facility	Hospital
Dwelling, live-work ¹	Day care facility ¹	Laboratory, medical or dental
Dwelling, mixed-use	Government office	Medical or dental clinic/office
Dwelling, multifamily	Library	Nursing care facility
Continuing care retirement community (CCRC) ¹	Membership organization facility	Arboretum or botanical garden
Dormitory, public	Place of worship ¹	Cemetery
Residential care facility ²	Public safety facility	Park or greenway ¹
Broadcasting studio	Social services facility	Park and ride
Newspaper or periodical publishing establishment	College or university	Parking lot ¹
Community recreation center	Elementary, middle, or high school	Parking structure ¹
	School, business or trade	Passenger terminal, surface transportation

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.

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Railroad facility ²	Arena, stadium, or outdoor theater
Utility facility, major ²	Banquet hall
Utility facility, minor	Performing arts center
Animal shelter ²	Recreation facility, indoor, not elsewhere listed ¹
Kennel ¹	Recreation facility, outdoor, not elsewhere listed
Veterinary hospital or clinic ¹	Recreation facility, outdoor, not elsewhere listed
Equipment rental ¹	Building supplies and equipment store
Laboratory, testing or research	Building supplies and equipment store
Linen or uniform supply	Consumer goods store
Self-service storage ¹	Convenience store ²
Eating establishment only ¹	Farmers' market
Eating and drinking establishment, Type 1 ¹	Grocery store or food market
Eating and drinking establishment, Type 2 ²	Liquor store ²
Funeral home or mortuary	Pawn shop ²
Business/Professional office	Gasoline sales and service station ¹
Contractor's office	Personal vehicle repair and maintenance ¹
Bank, retail	Personal vehicle sales and rentals ¹
Beauty salon or barbershop	Vehicle equipment supplies sales and rentals
Body piercing or tattoo establishment ¹	Hotel or motel
Dry cleaning pick-up ¹	Community garden ¹
Laundry, coin-operated	Crop production and processing
Nail salon	Manufacturing, assembly, or fabrication, light
Non-depository personal credit institution ¹	
Repair of personal goods	
Car wash	
Amusement park	

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