

## Purpose

The purpose of the Residential Two-Family (RD) District is to provide lands that accommodate a mix of single-family dwellings and two-family dwellings at moderate densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

## **Intensity and Dimensional Standards**

indard	Two-Family	All Other Uses
Lot Area, min. (sf.)	7,500	5,000
Lot Width, min. (ft.)	50	
Lot Depth, min. (ft.)	70	
Lot Coverage, max. (% of site area)	50	
Density, max. (du/acre)	N/A	
Front Yard Setback, min. (ft.)	20	
Side Yard Setback, min. (ft.)	5	
Rear Yard Setback, min. (ft.)	10	
Building Height, max. (ft.)	40	

## **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. <sup>1</sup> Conditional Use <sup>2</sup> Special Exception

PRINCIPAL USES PERMITTED	Arboretum or botanical garden <sup>2</sup>	
Cottage Neighborhood Development	Cemetery <sup>2</sup>	
	Park or greenway <sup>1</sup>	
Dwelling, single-family detached	Utility facility, major <sup>2</sup> Utility facility, minor Community garden <sup>1</sup>	
welling, two-family		
Community recreation center		
Cultural facility <sup>2</sup>	Crop production and processing <sup>2</sup>	
Day care facility <sup>2</sup>		
Library		
Place of worship <sup>2</sup>		
Public safety facility		
Elementary, middle, or high		

school<sup>2</sup>

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.