



T/C: Transitional/Conservation District

Purpose

The purpose of the Transitional/Conservation (T/C) District is to provide land on the edge of the City that is undeveloped or developed at a very low density and to conserve land. The T/C District is intended to accommodate land recently annexed into the City as an area that will one day be developed at suburban or urban density and intensity. Lands within the T/C District are intended either to be rezoned at the appropriate time to accommodate urban expansion or to remain in conservation.

Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (acres)	5
Lot Width, min. (ft.)	150
Lot Coverage, max. (% of site area)	10
Density, max. (du/acre)	0.3
Front Yard Setback, min. (ft.)	45
Side Yard Setback, min. (ft.)	15
Rear Yard Setback, min. (ft.)	30
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

Dwelling, single-family detached

Park or greenway¹

Farmers' market

Campground²

Agriculture and forestry uses, not elsewhere listed

Community garden¹

Crop production and processing

Forestry

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.