



MC: Mixed Commercial District

Purpose

The purpose of the Mixed Commercial (MC) District is to provide lands that accommodate a broad range of pedestrian-oriented commercial development in an urban, mixed-use context. The district is intended to accommodate a wide range of residential, civic, and commercial development. Flexibility from conventional use and bulk requirements is provided to promote urban-density and mixed uses within a pedestrian-oriented streetscape.

Allowed uses include multi-family dwellings, mixed-use, offices, personal services, retail sales and services, and eating and drinking establishments. *No minimum parking.

Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	Min.
	Max.
Side Yard Setback, min. (ft.)	N/A
Rear Yard Setback, min. (ft.)	N/A
Building Height, max. (ft.)	N/A

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

[1] Additional front setback requirements for the front building facade above the ground floor shall be as established in the OV-ID District.

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, live-work ¹	Broadcasting studio	Public safety facility
Dwelling, mixed-use	Newspaper or periodical publishing establishment	Social services facility
Dwelling, multifamily	Community recreation center	College or university
Dwelling, townhouse	Cultural facility	Elementary, middle, or high school
Dwelling, two-family ²	Day care facility ¹	School, business or trade
Dormitory, private ^{1,2}	Government office	Hospital
Dormitory, public	Library	Laboratory, medical or dental
Fraternity or sorority house ²	Membership organization facility	Medical or dental clinic/office
Residential care facility ²	Place of worship ¹	Nursing care facility
		Arboretum or botanical garden

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.

MC: MIXED COMMERCIAL

Park or greenway ¹	Arena, stadium, or outdoor theater
Park and ride	Banquet hall
Parking lot ¹	Performing arts center
Parking structure ¹	Recreation facility, indoor, not elsewhere listed ¹
Passenger terminal, surface transportation	Recreation facility, outdoor, not elsewhere listed
Utility facility, major ²	Building supplies and equipment store ²
Utility facility, minor	Consumer goods store ¹
Kennel ¹	Convenience store ²
Veterinary hospital or clinic ¹	Farmers' market ¹
Equipment rental ¹	Grocery store or food market
Laboratory, testing or research	Liquor store ²
Self-service storage ¹	Pawn shop ²
Eating establishment only ¹	Gasoline sales and service station ¹
Eating and drinking establishment, Type 1 ¹	Personal vehicle sales and rentals ¹
Eating and drinking establishment, Type 2 ²	Vehicle equipment supplies sales and rentals
Funeral home or mortuary	Bed and breakfast ¹
Business/Professional office	Hotel or motel
Contractor's office	Community garden ¹
Bank, retail	Crop production and processing
Beauty salon or barbershop	Manufacturing, assembly, or fabrication, light
Body piercing or tattoo establishment ¹	Manufacturing, assembly, or fabrication, medium ^{1,2}
Dry cleaning pick-up ¹	
Laundry, coin-operated	
Nail salon	
Non-depository personal credit institution ¹	
Repair of personal goods	

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