



CAC: Community Activity Center/Corridor District

Purpose

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments. *No minimum parking.

Intensity and Dimensional Standards

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

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

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for properties on the same block face, if more than 50 percent of the lots on the block face have buildings.

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	Newspaper or periodical publishing establishment	College or university
Dwelling, mixed-use	Community recreation center	Elementary, middle, or high school
Dwelling, multifamily	Cultural facility	School, business or trade
Continuing care retirement community (CCRC) ¹	Day care facility ¹	Hospital
Dormitory, public	Government office	Laboratory, medical or dental
Fraternity or sorority house ²	Library	Medical or dental clinic/office
Residential care facility ²	Membership organization facility	Nursing care facility
Rooming house or boardinghouse ²	Place of worship ¹	Arboretum or botanical garden
Broadcasting studio	Public safety facility	Cemetery
	Social services facility	Park or greenway ¹

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.

CAC: COMMUNITY ACTIVITY CENTER/CORRIDOR

Park and ride	Recreation facility, indoor, not elsewhere listed
Parking lot ¹	
Parking structure ¹	Recreation facility, outdoor, not elsewhere listed
Passenger terminal, surface transportation	Consumer goods store
Utility facility, major ²	Convenience store ²
Utility facility, minor	Smoke or Vape Shop ¹
Kennel ¹	Farmers' market
Veterinary hospital or clinic ¹	Grocery store or food market
Self-service storage ¹	Liquor store ²
Eating establishment only ¹	Pawn shop ²
Eating and drinking establishment, Type 1 ¹	Gasoline sales and service station ¹
Eating and drinking establishment, Type 2 ²	Personal vehicle repair and maintenance ¹
Funeral home or mortuary	Vehicle equipment supplies sales and rentals
Business/Professional office	Hotel or motel
Contractor's office	Community garden ¹
Bank, retail	Manufacturing, assembly, or fabrication, light
Beauty salon or barbershop	
Body piercing or tattoo establishment ¹	
Dry cleaning pick-up ¹	
Laundry, coin-operated	
Nail salon	
Repair of personal goods	
Car wash	
Banquet hall	
Performing arts center	

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.