

EC: Employment Campus District

Purpose

The purpose of the Employment Campus (EC) District is to provide lands that accommodate a mix of employment, research and development, and light industrial development, with high quality design, typically within a campus setting.

Development allowed in the EC District includes office, institutional, light industrial, research, and similar employment uses. Allowed uses include trade schools, offices, research and medical laboratories, and medium-intensity manufacturing, as well as uses such as multi-family dwellings, restaurants, and retail sales and services that are supportive of principal employment-based uses.

Intensity and Dimensional Standards

Standard	Multi-Family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)	10,000	N/A
Lot Width, min. (ft.)	75	50
Lot Coverage, max. (% of site area)	75	
Density, max. (du/acre)	N/A	
Front Yard Setback, min. (ft.)	15	
Side Yard Setback, min. (ft.)	5	
Rear Yard Setback, min. (ft.)	10	
Building Height, max. (ft.)	75	

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, live-work	Community recreation center	Elementary, middle, or high school
Dwelling, mixed-use	Cultural facility	School, business or trade
Dwelling, multifamily	Day care facility	Hospital
Dwelling, townhouse	Government office	Laboratory, medical or dental
Continuing care Community (CCRC) ¹	Library	Medical or dental clinic/office
Residential care facility ²	Membership organization facility	Nursing care facility
Broadcasting studio	Place of worship ¹	Park or greenway ¹
Newspaper or periodical publishing establishment	Public safety facility	Park and ride
	Social services facility	Parking lot ¹
	College or university	Parking structure 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.

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Passenger terminal, surface transportation	Recreation facility, indoor, not elsewhere listed
Utility facility, major ²	Recreation facility, outdoor, not elsewhere listed
Utility facility, minor	Building supplies and equipment store
Animal shelter	Consumer goods store
Kennel ¹	Convenience store ²
Veterinary hospital or clinic ¹	Farmers' market
Laboratory, testing or research	Grocery store or food market
Linen or uniform supply	Liquor store ²
Self-service storage ¹	Gasoline sales and service station ¹
Sign fabricating establishment	Personal vehicle repair and maintenance ¹
Eating establishment only ¹	Personal vehicle sales and rentals ¹
Eating and drinking establishment, Type 1 ¹	Vehicle paint and finishing shop
Eating and drinking establishment, Type 2 ²	Hotel or motel
Funeral home or mortuary	Agriculture and forestry uses, not elsewhere listed
Business/Professional office	Community garden ¹
Contractor's office	Crop production and processing
Bank, retail	Warehouse distribution and storage
Beauty salon or barbershop	Wholesale sales, not elsewhere listed
Body piercing or tattoo establishment ¹	Manufacturing, assembly, or fabrication, light
Dry cleaning pick-up ¹	Manufacturing, assembly, or fabrication, medium
Laundry, coin-operated	
Nail salon	
Repair of personal goods	
Car wash	
Banquet hall	

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