



## MU-2: Mixed-Use District

### Purpose

The purpose of the Mixed-Use (MU-2) District is to provide lands that accommodate medium-density, walkable mixed-use development in a gridded street pattern.

Allowed uses include single-family, two-family, townhouse, and multi-family development, as well as a moderate range of neighborhood-serving mixed-use, retail, office, and personal services development.

\*No minimum parking.

### Intensity and Dimensional Standards

Standard	Townhouse	Single-Family and Two-Family	Multi-Family and Mixed Use	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	5,000	10,000	5,000
Lot Width, min. (ft.)	75[1]/18[2]	50	75	50
Lot Depth, min. (ft.)	50			N/A
Lot Coverage, max. (% of site area)	N/A			
Density, max. (du/acre)	N/A			
Front Yard Setback (ft.)	Min.	0		
	Max.	15		N/A
Side Yard Setback, min. (ft.)	[3]	5		
Rear Yard Setback, min. (ft.)	10			
Building Height, max. (ft.)	60			

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

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

### 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		
Cottage neighborhood development	Continuing care retirement community (CCRC) <sup>2</sup>	Library
Dwelling, live-work <sup>1</sup>	Fraternity or sorority house <sup>2</sup>	Place of worship <sup>1</sup>
Dwelling, mixed-use	Residential care facility <sup>2</sup>	Public safety facility
Dwelling, multifamily	Rooming house or boardinghouse <sup>2</sup>	Social services facility
Dwelling, single-family detached	Community recreation center	Elementary, middle, or high school <sup>2</sup>
Dwelling, townhouse	Cultural facility	School, business or trade <sup>2</sup>
Dwelling, two-family	Day care facility <sup>1</sup>	Laboratory, medical or dental
	Government office	Medical or dental clinic/office

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.

**MU-2: MIXED-USE DISTRICT**

Nursing care facility <sup>2</sup>	Consumer goods store
Arboretum or botanical garden <sup>2</sup>	Farmers' market
Cemetery <sup>2</sup>	Grocery store or food market
Park or greenway <sup>1</sup>	Bed and breakfast <sup>1</sup>
Park and ride	Community garden <sup>1</sup>
Parking lot <sup>1</sup>	Crop production and processing
Parking structure <sup>2</sup>	Manufacturing, assembly, or fabrication, light
Utility facility, major <sup>2</sup>	
Utility facility, minor	
Veterinary hospital or clinic <sup>1</sup>	
Eating establishment only <sup>1</sup>	
Eating and drinking establishment, Type 1 <sup>1</sup>	
Eating and drinking establishment, Type 2 <sup>2</sup>	
Funeral home or mortuary	
Business/Professional office	
Bank, retail	
Beauty salon or barbershop	
Body piercing or tattoo establishment <sup>1</sup>	
Dry cleaning pick-up <sup>1</sup>	
Laundry, coin-operated	
Nail salon	
Repair of personal goods	
Car wash	
Recreation facility, indoor, not elsewhere listed <sup>1</sup>	
Recreation facility outdoor, not elsewhere listed	

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.