



NAC: Neighborhood Activity Center/Corridor District

Purpose

The purpose of the Neighborhood Activity Center/Corridor (NAC) District is to provide lands that accommodate moderate-density, walkable, neighborhood-scale mixed-use development with neighborhood-serving commercial development within the City’s urban neighborhoods. The district is intended to be applied to portions of a city block, consisting of storefronts with limited on-site parking. Uses are intended to be neighborhood-serving and capture some through-traffic, though auto-oriented uses and design are discouraged. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, personal services uses, and community service uses. *No minimum parking.

Intensity and Dimensional Standards

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

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 buildings 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		
	Day care facility ¹	Laboratory, medical or dental
Dwelling, live-work ¹	Government office	Medical or dental clinic/office
Dwelling, mixed-use	Library	Nursing care facility
Dwelling, multifamily	Membership organization facility	Arboretum or botanical garden
Dwelling, single-family detached	Place of worship ¹	Cemetery
Dwelling, two-family	Public safety facility	Park or greenway ¹
Dwelling, townhouse	Social services facility	Park and ride
Residential care facility ²	Elementary, middle, or high school	Parking lot ¹
Community recreation center	School, business or trade	Parking structure ¹
Cultural facility	Hospital	

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.

NAC: NEIGHBORHOOD ACTIVITY CENTER/CORRIDOR

Passenger terminal, surface transportation ²	Grocery store or food market ¹
Railroad facility ²	Liquor store ²
Utility facility, major ²	Pawn shop ²
Utility facility, minor	Gasoline sales and service station ¹
Veterinary hospital or clinic ¹	Vehicle equipment supplies sales and rentals
Eating establishment only ¹	Community garden ¹
Eating and drinking establishment, Type 1 ¹	Crop production and processing
Eating and drinking establishment, Type 2 ²	Manufacturing, assembly, or fabrication, light
Funeral home or mortuary	
Business/Professional office	
Bank, retail	
Beauty salon or barbershop	
Body piercing or tattoo establishment ¹	
Dry cleaning pick-up ¹	
Laundry, coin-operated	
Nail salon	
Repair of personal goods	
Banquet hall	
Performing arts center	
Recreation facility, indoor, not elsewhere listed ¹	
Recreation facility, outdoor, not elsewhere listed ²	
Building supplies and equipment store ^{1,2}	
Consumer goods store ^{1,2}	
Convenience store ²	
Farmers' market ^{1,2}	

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