



# O-I: Office and Institutional District

## Purpose

The purpose of the Office and Institutional (O-I) District is to provide lands that accommodate a broad range of civic and commercial development, as well as limited residential, typically in locations where visibility and good access are important. Development is encouraged to be configured with multiple uses, shared parking, and coordinated signage and landscaping. Higher-density residential development is encouraged on the upper floors of nonresidential establishments.

Allowed uses include multi-family, mixed-use, hospitals, government offices, medical or dental offices, professional offices, and restaurants.

## Intensity and Dimensional Standards

Standard	Multi-Family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)	7,500	5,000
Lot Width, min. (ft.)	75	50
Lot Coverage, max. (% of site area)	N/A	
Density, max. (du/acre)	16.4	
Front Yard Setback, min. (ft.)	10	
Side Yard Setback, min. (ft.)	N/A	
Rear Yard Setback, min. (ft.)	10	
Building Height, max. (ft.)	50	

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. <sup>1</sup> Conditional Use <sup>2</sup> Special Exception

<b>PRINCIPAL USES PERMITTED</b>		
	Community recreation center	Elementary, middle, or high school
Dwelling, live-work <sup>1</sup>	Cultural facility	School, business or trade
Dwelling, mixed-use <sup>2</sup>	Day care facility <sup>1</sup>	Hospital
Dwelling, multifamily <sup>2</sup>	Government office	Laboratory, medical or dental
Dwelling, single-family detached	Library	Medical or dental clinic/office
Dwelling, townhouse <sup>2</sup>	Membership organization facility	Nursing care facility
Dwelling, two-family	Place of worship <sup>1</sup>	Arboretum or botanical garden
Dormitory, public <sup>2</sup>	Public safety facility	Cemetery
Residential care facility <sup>2</sup>	Social services facility	Park or greenway <sup>1</sup>
Rooming house or boardinghouse <sup>2</sup>	College or university	Park and ride

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.

## **O-I: OFFICE AND INSTITUTIONAL**

Parking lot<sup>1</sup>

Parking structure<sup>2</sup>

Passenger terminal, surface  
transportation<sup>2</sup>

Utility facility, major<sup>2</sup>

Utility facility, minor

Kennel<sup>1</sup>

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

Contractor's office

Bank, retail

Beauty salon or barbershop

Performing arts center<sup>2</sup>

Farmers' market

Bed and breakfast<sup>1</sup>

Hotel or motel

Community garden<sup>2</sup>

Crop production and processing

Manufacturing, assembly, or  
fabrication, light

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