



INS-GEN: Institutional – General District

Purpose

The purpose of the Institutional - General (INSGEN) District is to provide lands that accommodate institutional uses typically developed on larger sites such as colleges, primary and secondary schools, cultural facilities, and government offices. The district also accommodates support uses such as offices, eating establishments, and limited retail and service establishments that primarily serve principal institutional uses. This district shall not be established within the Central Business District. Development may include the grouping of multiple institutional buildings, and inter-related public, private, and nonprofit development. District standards are intended to protect surrounding residential uses from incompatible development.

Intensity and Dimensional Standards

Standard	All Uses
Site area, min. (acres)	5
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	External street frontage [3]
	Internal street frontage [4]
Side Yard Setback, min. (ft.)	10 [1]
Rear Yard Setback, min. (ft.)	10 [1]
Building Height, max. (ft.)	75 [2]

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

[1] For lots adjacent to a residential zoning district, the setback shall be the greater of ten feet or the setback required for the abutting district.

[2] The maximum height of a building or structure feature is the smaller of 75 feet or the horizontal distance between the building or structure feature and the nearest residential district

[3] Refers to a street external to, or bordering, the site.

[4] Refers to a street internal to the site.

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		
	Place of worship ¹	Laboratory, medical or dental
Dormitory, public ²	Public safety facility	Medical or dental clinic/office
Cultural facility	Social services facility	Nursing care facility
Day care facility ¹	College or university	Performing arts center
Government office	Elementary, middle, or high school	Park or greenway ¹
Library	School, business or trade	Park and ride
Membership organization facility ²	Hospital	Parking lot 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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Parking structure¹

Passenger terminal, surface
transportation

Utility facility, major

Utility facility, minor

Performing arts center

Eating establishment only¹

Eating and drinking establishment,
Type 1¹

Eating and drinking establishment,
Type 2²

Business/Professional office

Dry cleaning pick-up²

Arena, stadium, or outdoor theater

Consumer goods store

Farmers' market

Commercial vehicle repair and
maintenance

Community garden¹

Crop production and processing

Manufacturing, assembly, or
fabrication, light

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