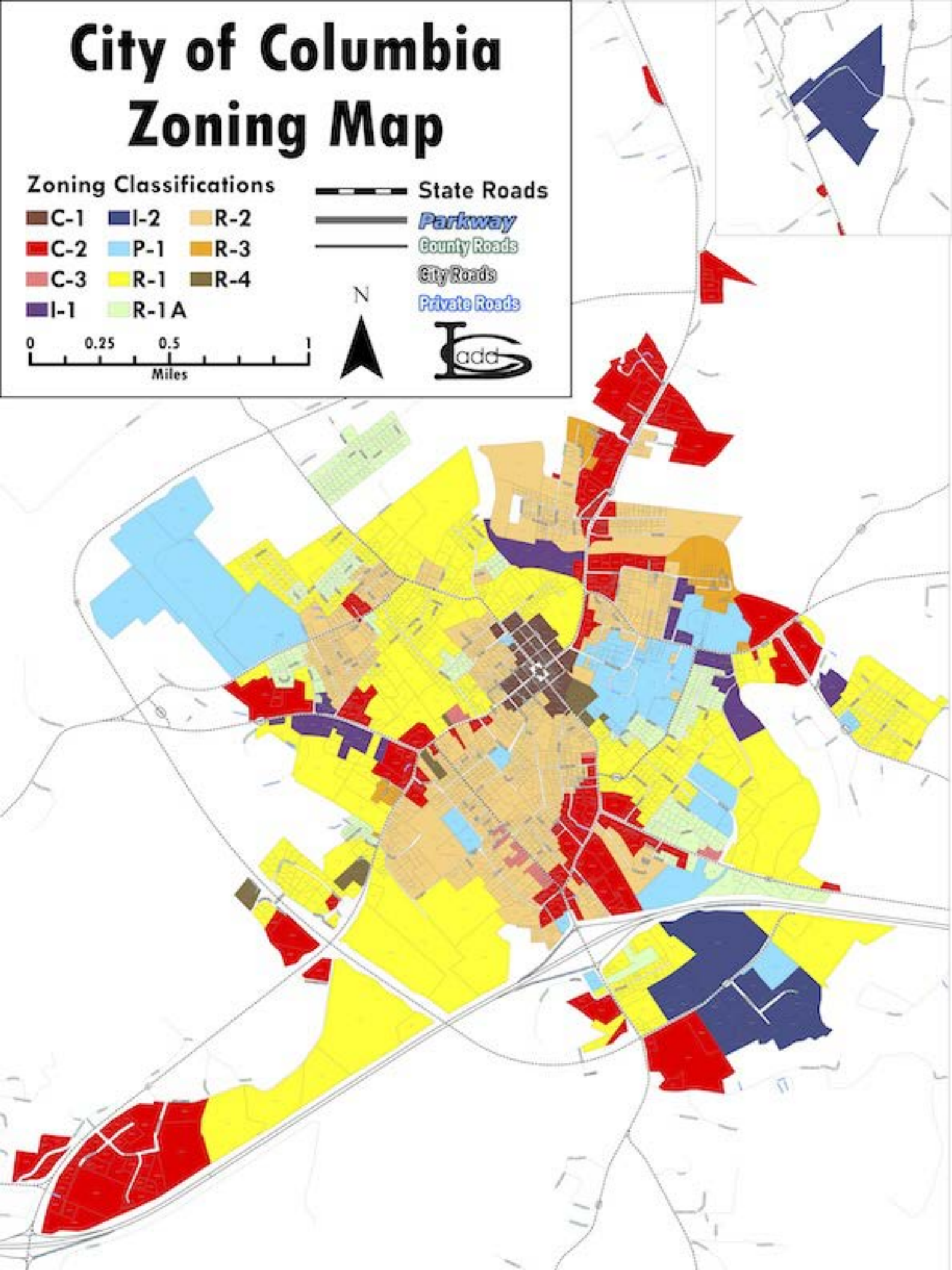
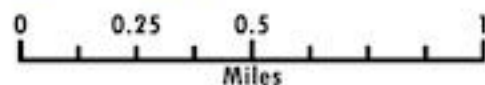


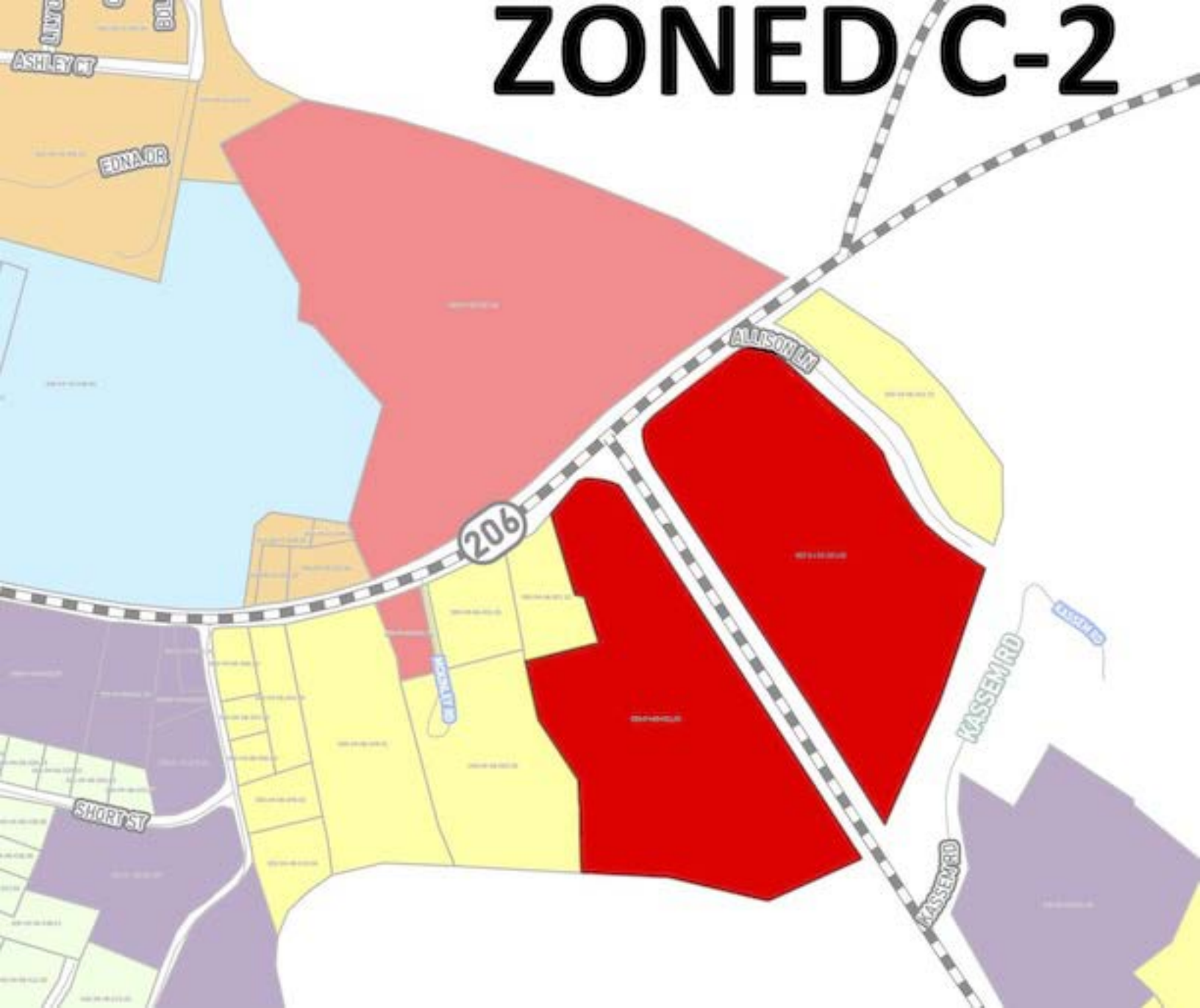
# City of Columbia Zoning Map

## Zoning Classifications

|     |      |     |
|-----|------|-----|
| C-1 | I-2  | R-2 |
| C-2 | P-1  | R-3 |
| C-3 | R-1  | R-4 |
| I-1 | R-1A |     |



# ZONED C-2



## **HIGHWAY ORIENTED COMMERCIAL (C-2)**

**A. Intent:** It is the intent of this district to provide areas for commercial development outside of the central business district. This development should be located along major highways and should be clustered with common highway access points wherever possible. Strip development with numerous highway access points should be discouraged.

**B. Principal Uses:** (Other uses substantially similar to those listed herein shall also be deemed permitted).

1. Retail businesses or services.
2. Personal services.
3. Offices, clerical or research facilities.
4. Motor vehicle sales and services.
5. Hotels and motels.
6. Car washes or Laundromats.
7. Veterinarians or kennels.
8. Restaurants, convenience stores or fast food establishments.
9. Type I or Type II day care centers.
10. Places of amusement, assembly or commercial recreational facilities.
11. Public buildings, churches, trade or vocational schools.
12. Wholesale or retail outlet stores.
13. Manufacturing or processing establishments incidental to retail functions only with no more than 10 employees which are non-hazardous and nonpolluting and conducted fully within an enclosed building.

**C. Accessory Uses:** (Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses).

1. Wholesale, warehouse and storage facilities.
2. Parking areas and structures.
3. Swimming pools.
4. Not more than one (1) dwelling unit for owners, operators or employees of a permitted use provided that such dwelling unit shall be a part of and located above or to the rear of such permitted use.
5. Drive through facilities.

**D. Conditional Uses (Permitted only with Board of Adjustment approval)**

1. The Conditional Uses permitted in all zoning districts (Section 2.3).
2. Medical offices and clinics.
3. Private clubs, lodges and social centers.
4. Printing and typesetting operations that employ fewer than 25 persons.

**E. Lot, Yard and Height Requirements:**

1. Minimum lot size - 7,500 square feet.
2. Minimum lot frontage - 75 feet.
3. Minimum front yard depth - 20 feet.
4. Minimum side yard depth - No limitation.
5. Minimum back yard depth - No limitation.
6. Maximum lot coverage - No limitation
7. Maximum building height - 50 feet, 35 feet if lot adjoins a residential district with no intervening street.

**F. Required off-street parking spaces:**

1. Restaurants - one (1) per 100 sq. ft. of floor area
2. Fast Food Establishments - one (1) per 30 sq. ft. of floor area
3. Professional Offices - one (1) per 300 sq. ft. of floor area
4. Motels & Hotels - one (1) per suite Other commercial uses - one (1) per 200 sq. ft. of floor area

**G. Special provisions:**

1. A five foot chain link or privacy fence is required between shopping centers and residential properties.
2. Landscape buffers are required.