

ZONING

220 Attachment 1

**Borough of Columbia**

**Table of Permitted Uses by District  
Primarily Residential Districts  
[Amended 4-14-2003 by Ord. No. 718]**

**KEY:**

- P = Permitted by right (zoning decision by Zoning Officer)
- SE = Special exception use (decision by Zoning Hearing Board)
- N = Not permitted
- C = Conditional use
- S. 220-30 = See additional requirements in § 220-30
- S. 220-31 = See additional requirements in § 220-31

Types of Uses (See definitions in Article II)	Zoning Districts				
	P	C	RR & LDR	MDR	HDR & HDRM
<b>Residential Uses</b>					
Single-family detached dwelling (Manufactured homes shall meet the additional requirements of § 220-30, but shall not be permitted within historic district)	N	SE	P	P	P
Twin dwelling, side-by-side, with each dwelling unit on its own lot	N	N	N	P	P
Rowhouse/townhouse (S. 220-30)	N	N	N	P	P
Flexible residential development meeting § 220-27	N	N	N	C	C
Apartments (S. 220-30), other than conversions of existing building	N	N	N	N	N, except P in HDRM
Conversion of:					
An existing nonresidential principal building or use into one or more dwelling units (S. 220-30)	N	N	N	SE	SE
Any other building or use to result in an additional number of dwelling units	N	N	N	N	N
Manufactured/mobile home park (S. 220-30)	N	N	N	N	N, except SE in HDRM
Boarding or rooming house	N	N	N	N	N
Group home within a lawful existing dwelling unit (S. 220-30), not including a treatment center	N	P	P	P	P

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	P	C	RR & LDR	MDR	HDR & HDRM
<b>Commercial Uses</b>					
Bed-and-breakfast inn (S. 220-30) as a principal accessory use	N	N	N <sup>1</sup>	SE	SE
Boat marina and accessory boat storage	N	P	N	N	N
Campground (S. 220-30)	N	SE	N	N	N
Communications antennas mounted on an existing public utility transmission tower, building or other structure, and communications equipment buildings	P	P	P	P	P
Reuse of an existing lawful storefront within an existing building for one retail store, office or personal service use, provided:	N	N	N	SE	P
a) There is no adult use b) There is no outdoor storage and are no drive-through facilities c) The use shall not operate between 9:00 p.m. and 7:00 a.m.					
Crafts or artisan's studio (see also as "home occupation")	N	N	N	P	P
Golf course	N	P	N	N	N
Hobby or trade school, limited to conversion from an existing nonresidential principal building	N	N	N	SE	SE
Picnic grove, private	N	SE	N	N	N
<b>Institutional Uses</b>					
Cemetery without crematorium	N	N	SE	SE	SE
Community center or library	P	P	SE	P	P
Cultural center or museum	P	P	SE	SE	SE
Day-care center, adult (S. 220-30)	N	SE	N	SE	SE
Day-care center, child (S. 220-30) (see also as an accessory use)	N	SE	N	SE	SE
Membership club, other than an after hours club or tavern	N	SE	N	SE	SE
Nursing home or personal care home (S. 220-30)					
Involving conversion of an existing principal nonresidential building	N	N	N	SE	SE
Other	N	N	N	N	SE
Place of worship (S. 220-30)	N	SE	SE	SE	SE
School, public or private, primary or secondary (S. 220-30)	N	N	SE	P	P

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	P	C	RR & LDR	MDR	HDR & HDRM
<b>Public/Semipublic Uses</b>					
Borough-owned uses	P	P	P	P	P
Government facility, other than uses listed separately in § 220-25	SE	SE	N	SE	SE
Emergency services station, which may include a supporting social club facility	N	N	N	SE	SE
Publicly owned recreation	P	P	P	P	P
Public utility facility (See also § 220-14)	SE	N	N	SE	SE
Swimming pool, nonhousehold (S. 220-30)	SE	SE	SE	SE	SE
U.S. Postal Service facility, which may include a leased facility	N	N	N	N	SE
<b>Accessory Uses</b>					
See list of additional permitted uses in § 220-25C, such as "residential accessory structure or use"					
See additional requirements in § 220-31 for specific accessory uses					
Day-care center accessory to and on the same lot as an existing lawful place of worship, with a minimum lot area of 6,000 square feet	N	P	P	P	P
Day care, child (S. 220-31):					
Group day-care home	N	SE	N	SE	SE
Family day-care home	N	SE	SE	P	P
Home occupation, general (S. 220-31)	N	SE	SE	SE	SE
Home occupation, light (S. 220-31)	N	P	P	P	P
<b>Miscellaneous Uses</b>					
Parking lot as the principal use of a lot	N	SE	N	SE	SE
Raising of livestock (S. 220-30)	N	N	N	N	N
Crop farming	P	P	P	P	P
All uses that will be unable to comply with the performance standards of this chapter, especially including the environmental protection requirements of Article V	N	N	N	N	N

**NOTES:**

<sup>1</sup> Except shall be permitted as a special exception use in the LDR District if the lot is adjacent to Chestnut Street.