

Affordable Housing Coalition R1 in Columbia

Report from Tim Teddy June 2023.

Percentage of Single Family (R1) Zoning in Columbia as of May 2023:

Whole city: 24.7 square miles (15,811 acres) out of 67.57 square miles (43,248 acres) **approximately 36.5 percent of the city jurisdiction is zoned R-1.**

By wards (total acreage slightly lower due to rounding):

Ward 1: 180 acres out of 2,561 acres zoned R-1 (approx. 7 percent of the ward)

Ward 2: 2,708 acres out of 7,610 acres zoned R-1 (approx. 35 percent)

Ward 3: 3,117 acres out of 10,945 acres zoned R-1 (approx. 28 percent)

Ward 4: 3,744 acres out of 6,925 acres zoned R-1 (approx. 54 percent)

Ward 5: 3,803 acres out of 6,541 acres zoned R-1 (approx. 58 percent)

Ward 6: 2,256 acres out of 8,666 acres zoned R-1 (approx. 26 percent)

Note these figures are the gross areas within the R-1 District, inclusive of public streets, schools, houses of worship, and parks, as well as actual residential land use and land that is available for future development. The point is still made; the "net" acreage of R-1 available for residential development will still be a very large number relative to other districts.

On the R-1 Single-family questions, perhaps it would be helpful to provide the group data on the proportion of R-1 that is platted into lots or planned to be developed as such. The R-1 District falls into several categories: developed with housing; developed with non-housing uses (schools, parks, worship, utilities); vacant or rural land; final platted and vacant (i.e., available lots); and preliminary platted (i.e., lots in the pipeline). At last look (April), we had over 400 platted single-family lots and over 500 preliminary platted lots. A preliminary plat approval does not necessarily mean that single-family-home construction is imminent. A developer has up to five years to develop according to the preliminary plat.